

## Application Title

250 DC

## Section I: Applicant Background Information

### Applicant Information - Company Receiving Benefit

**Total Project Cost** ~~5,278,520~~ 58,140,894

**Applicant Name** DNC 250, Inc. ("Landlord" or "DNC 250, Inc.") (an affiliate of Uniland)

**Applicant Address** 100 Corporate Parkway, Suite 500, Amherst, NY 14226

**Phone** (716) 834-5000

**Fax** (716) 834-5034

**E-mail**

**Website** uniland.com

**Fed ID#**

### Individual Completing Application

**Name** Matthew Drosendahl

**Title** Loan Analyst / Portfolio Manager

**Address** 100 Corporate Parkway, Suite 500, Amherst, NY, 14226

**Phone** (716) 834-5000 ext. 416

**Fax** (716) 834-5034

**E-Mail** mdrosendahl@uniland.com

### Company Contact (if different from individual completing application)

**Name** Peter Sayadoff

**Title** Director of Capital Markets Group

**Address** 100 Corporate Parkway, Suite 500, Amherst, NY, 14226

**Phone** (716) 834-5000 ext. 414

**Fax** (716) 834-5000

**E-Mail** psayadoff@uniland.com

### Company Counsel

**Name of Attorney** Christopher Hurley, Esq.

**Firm Name** Hurwitz & Fine, P.C.

**Address** 1300 Liberty Building, Buffalo, NY 14202

**Phone** (716) 849-8900

**Fax** (716) 855-0874

**E-Mail**

cjh@hurwitzfine.com

**Identify the assistance being requested of the Agency**

<b>Exemption from Sales Tax</b>	Yes
<b>Tax Exempt Financing</b>	No
<b>Exemption from Mortgage Tax</b>	Yes
<b>Exemption from Real Property Tax</b>	Yes
<b>Assignment/Assumption of existing PILOT benefits</b>	No

**Business Organization**

<b>Type of Business</b>	Corporation
<b>Year Established</b>	1984
<b>State of Organization</b>	New York

**List all stockholders, members, or partners with % of ownership greater than 20%**

**Please include name and % of ownership.**

Univest II Corporation - 100% ownership

**Business Description**

**Describe in detail company background, products, customers, goods and services**

DNC 250, Inc., an affiliate of Uniland Development Company, engages in real estate development, construction, leasing and management of various industrial and commercial properties throughout the Western New York region.

Estimated % of sales within Erie County	N/A
Estimated % of sales outside Erie County but within New York State	N/A
Estimated % of sales outside New York State	N/A
Estimated % of sales outside the U.S.	N/A

**What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County? (You may be asked to provide supporting documentation of the estimated percentage of local purchases)**

N/A

## Section II: Project Description & Details

### Location of proposed project facility

<b>Address</b>	250 Delaware Avenue (to be known as the "Delaware North Building")
<b>City</b>	Buffalo
<b>State</b>	New York
<b>Zip Code</b>	14202
<b>SBL Number</b>	111.37-3-5.11
<b>Town/City/Village</b>	City of Buffalo
<b>School District</b>	City of Buffalo
<b>Present Project Site Owner</b>	DNC 250, Inc.

### Please provide a brief narrative of the project

DNC 250, Inc. ("Landlord" or "DNC 250, Inc.") and Delaware North Companies, Inc. ("DNC") are each responsible for different parts of the Delaware North Building (the "DNC Building"). DNC, as anchor tenant, is responsible for design, construction and funding of its office space. DNC 250, Inc. is responsible for design, construction and funding of all other aspects of the DNC Building. DNC is also submitting an application for financial assistance to ECIDA for its portion of the DNC Building. The two applications are for one integrated project, and neither DNC 250, Inc. nor DNC will proceed independently with this project unless both applications for financial assistance are considered simultaneously for approval by ECIDA. The portion of the DNC Building that DNC 250, Inc. is responsible for (and is the subject of this application) consists of approximately ~~356,320~~ <sup>423,040</sup> SF (which square footage represents a portion of the ~~472,320~~ SF development), 12-story mixed-use development and a 4-level public parking ramp being built in a highly distressed area, and situated on ±1.95 acres of land within Buffalo's Central Business District. The site is a certified Brownfield cleanup site. The development is anchored by 204,000 SF (7 stories) of Class A Office space, of which 110,000 SF is proposed to be leased by DNC and the balance to be used as expansion space to accommodate potential future growth of DNC and to help attract and retain new companies to Western New York. Finally, in order to complete the development, a 4-level parking structure (~~152,520~~ <sup>566</sup> SF) will be constructed providing ~~300~~ <sup>5</sup> car parks. The number of car parks meet the contractual obligations required by the DNC lease.

518,520

423,040

5

5

219,040

566

### Site Characteristics

**Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?**

Yes

**If yes, please explain**

Project site is the location of petroleum contamination. Site owner has applied and been approved for site clean up in the NYSDEC Brownfield Cleanup Program (Site #C915271). Please see the Brownfield Cleanup Agreement dated 4/15/2013 which is being submitted concurrently with this application under separate cover to the ECIDA.

**Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site? (If yes, please provide copy)**

Yes

If yes, please provide a copy.

**Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?**

Yes  
If yes, please provide copies of the study.

**Will project include leasing any equipment?**  
No  
If yes, please describe equipment and lease terms



1.95	0.00		
<b>New Building Construction</b>		\$ <del>41530762</del>	44,069,557
<del>956520</del> square feet			
	425,060		
<b>New Building addition(s)</b>		\$ 0	
0.00 square feet			
<b>Renovation</b>		\$ 0	
0.00 square feet			
<b>Manufacturing Equipment</b>		\$ 0	
<b>Non-Manufacturing Equipment: (furniture, fixtures, etc.)</b>		\$ 0	
<b>Soft Costs: (professional services, etc.)</b>		\$ <del>5862509</del>	7,246,422
<b>Other Cost</b>		\$ <del>544103</del>	2,941,601
<b>Explain Other Costs</b>	Demo & remediation, financing closing costs, project carrying costs, etc.		
<b>Total Cost</b>		\$ <del>51785708</del>	58,140,894
<b>Project Refinancing (est. amount)</b>		0	

**Select Project Type (check all that apply)**

No <b>Industrial</b>	Yes <b>Multi-Tenant</b>	Yes <b>Mixed Use</b>
No <b>Acquisition of Existing Facility</b>	No <b>Commercial</b>	No <b>Facility for the Aging</b>
No <b>Housing</b>	Yes <b>Back Office</b>	No <b>Civic Facility (not for profit)</b>
No <b>Equipment Purchase</b>	Yes <b>Retail</b>	No <b>Other</b>

**SIC Code**  
**NAICS Code**

**For proposed facility please include # of sq ft for each of the uses outlined below**

	square feet	Cost	% of Total Cost
<b>Manufacturing/Processing</b>	0	0	0
<b>Warehouse</b>	0	0	0
<b>Research &amp; Development</b>	0	0	0
<b>Commercial</b>	0	0	0
<b>Retail</b>	219,040	13500552	26 23%
<b>Office</b>	204000	38205156	74 77%
<b>Specify Other</b>	0	0	0

**Utilities and services presently serving site. Provide name of utility provider**

<b>Gas</b>		
<b>Electric</b>	<b>Size</b>	
<b>Water</b>	<b>Size</b>	
<b>Sewer</b>	<b>Size</b>	

**Other (Specify)**

**If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?**

Yes

**If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)**

Silver

**What is your project timetable (Provide dates)**

**Start date : acquisition of equipment**

2014-01-06

**End date : Estimated completion of project**

~~2015-07-01~~ 2015-08-01

**Project occupancy : estimated starting date of operations**

2015-09-01

**Have site plans been submitted to the appropriate planning department for approval?**

Yes

**Have any expenditures already been made by the company?**

No

**If yes, indicate particulars (ECIDA benefits do not apply to expenses incurred prior to Board approval)**

**Is project necessary to expand project employment?**

Yes

**Is project necessary to retain existing employment?**

Yes

**Employment Plan (Specific to location):**

	Current # of jobs at project location or to be relocated at project location	If project is to retain jobs, number of jobs to be retained	Total # of jobs 2 years after project completion
Full time	350	350	415
Part time	0	0	0
<b>Total</b>	<b>350</b>	<b>350</b>	<b>415</b>

**Employment at other locations in Erie County: (provide address and number of employees at each location):**

Address	Full time	Part time	Total
	0	0	0
	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Payroll Information**

**Annual payroll**

36944512

**Estimated average annual salary of jobs to be retained**

97637

**Average estimated annual salary of jobs to be created**

70000

**Estimated salary range of jobs to be created**

**From** 39970 **To** 227270

**Is the project reasonably necessary to prevent the project occupant from moving out of New York State?**

Yes

**If yes, please explain and identify out-of-state locations investigated**

There are compelling business reasons why Delaware North should be headquartered in other strategically important areas such as Massachusetts, Florida or California, where DNC has significant business operations. However, this successful family-owned corporation recognizes its importance to the Western New York region, and is willing to make a long-term commitment to maintain and grow its World Headquarters in Buffalo, thereby continuing its longstanding, significant positive impact in the community. The company, along with its development partner, Uniland Development Company, will be requesting financial assistance from applicable state and local programs to help create a world-class facility in Buffalo. The assistance to be requested would include sales tax abatement on building materials, equipment and leasehold improvements, grant monies that might be available to help fund construction cost, workforce training, technology and productivity enhancements. It is Delaware North's hope that such assistance towards this World Headquarters project would be at least similar to the assistance programs other large companies have qualified for in recent months. Delaware North's proposed commitment to this project remains subject to the satisfactory outcome of these requests. Without a favorable outcome to these requests, Delaware North would use the remaining two years under its existing lease to weigh all options.

**Were you offered financial assistance to locate outside of New York State?**

No

**If yes, from whom and what type of assistance was offered**

**What competitive factors led you to inquire about sites outside of New York State?**

Delaware North generates significant revenues in states other than New York State.

**Have you contacted or been contacted by other economic or governmental agencies regarding this project?**

Yes

**If yes, please indicate the Agency and nature of inquiry below**

Empire State Development Corporation (ESDC) and the City of Buffalo.

### Section III: Adaptive Reuse Projects

**Are you applying for a tax incentive under the Adaptive Reuse Program?**

No

**What is the age of the structure (in years)?**

0.00

**If yes, number of years vacant?**

0

**Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure being utilized for a use for which the structure was not designed or intended)**

<BLANK>

**Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class)**

<BLANK>

**Does the site have historical significance?**

<BLANK>

**Briefly summarize the financial obstacles to development that this project faces without ECIDA or other public assistance. Please provide the ECIDA with documentation to support the financial obstacles to development (cash flow projections documenting costs, expenses and revenues indicating below average return on investment rates compared to regional industrial averages)**

**Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide the ECIDA with documentation of this support in the form of signed letters from these entities**

**Please indicate other factors that you would like the ECIDA to consider such as: structure or site presents significant public safety hazard and or environmental remediation costs, site or structure is located in a distressed census tract, structure presents significant costs associated with building code compliance, site or structure is presently delinquent in property tax payments**

## Section IV: Retail Determination

**Will project involve the sales of goods or services to customers who personally visit the facility?**

Yes

If yes, complete the Retail Questionnaire Supplement below.

**Will any portion of the project consist of facilities or property that is primarily used in making sales of goods or services to customers who personally visit the project site?**

Yes

If the answer is yes, please continue.

**What percentage of the cost of the project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?**

26.00  
%

If the answer to this is **less than 33%** do not complete the remainder of the page and proceed to the next section (Section V: Inter-Municipal Move Determination).

**Will the project be operated by a not-for-profit corporation?**

No

**Is the project likely to attract a significant number of visitors from outside the economic development region in which the project will be located?**

No

If yes, please provide a market analysis or other documentation supporting your response.

**Would the project occupant, but for the contemplated financial assistance from the industrial development agency, locate the related jobs outside the State of New York?**

Yes

If yes, please provide documentation regarding investigation of sites outside New York State.

**Is the predominant purpose of the project to make available goods or services which would not otherwise be reasonably accessible to the residents of the project municipality?**

No

If yes, please provide a market analysis supporting your response.

**Will the project preserve permanent, private sector jobs or increase the overall number of permanent private sector jobs in the State of New York?**

Yes

**Is the project located in a Neighborhood Redevelopment Area?**

No

## Section V: Inter-Municipal Move Determination

**Does this project involve relocation or consolidation of a project occupant from another municipality or abandonment of an existing facility?**

**Within New York State** No

**Within Erie County** No

If EITHER IS YES, please complete the following. If BOTH ARE NO, please 'save and continue' to the next section (Section VI: Facility Type - Single or Multi Tenant).

The Agency is required by state law to make a determination that Agency assistance is required to prevent the project occupant from relocating out of the state, or to preserve the project occupant's competitive position in its respective industry.

**Will the project result in a relocation of an existing business operation from the City of Buffalo?**

No

**If yes, please explain the factors which require the project occupant to relocate (For example, present site is not large enough, or owner will not renew leases etc.)**

This project does not involve any relocation between municipalities, either within New York State or within Erie County. DNC is proposing to relocate from 40 Fountain Plaza in Buffalo to 250 Delaware Avenue in Buffalo upon expiration of its lease. For logistical and practical purposes, DNC may or may not need to move into 250 Delaware in stages before the existing lease at 40 Fountain Plaza expires.

**What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc...)**

Based on the needs analysis, Delaware North's future World Headquarters needs to have certain critical office components, including the following : 1. Class A, LEED-certified office space with the ability to operate on floor plates no less than 25,000 square feet; 2. Ready availability of expansion space to accommodate future growth; 3. Adequate on-site or adjacent parking; 4. State of the art conference facilities and meeting space to host associates, third party business partners and officials from across the U.S. and its international locations, which will be made available for use by such business partners; and 5. Forward thinking office layouts to create a productive work environment based on evolving work norms/behaviors.

**If the project occupant is currently located in Erie County and will be moving to a different municipality, has the project occupant attempted to find a suitable location within the municipality?**

<BLANK>

**Is the project reasonably necessary to preserve the project occupant's competitive position in its industry?**

Yes

**If yes, please explain and provide supporting documentation**

Delaware North operates in numerous industry sectors in direct competition with other high profile worldwide corporations. The opportunity to improve the facilities at its World Headquarters, transform the facility into an iconic representation of its global brands, add more robust training and communications capabilities, and bring more clients, customers and employees into Buffalo will help preserve and improve Delaware North's competitive position in its industries.

**What factors have lead the project occupant to consider remaining or locating in Erie County?**

Delaware North is a family-owned business that has its roots in Buffalo. While it is likely that there will always be some level of corporate presence in Buffalo, the real opportunity is to use this project as a way to keep the significant and wide-ranging business headquarters operations (and the expected future growth of Delaware North's subsidiaries business operations) in Buffalo for decades to come.

**What is going to happen to the current facility that project occupant is located in?**

Delaware North's currently leases space at the Key Center, however with respect to this development, the lease at those facilities would expire prior to moving the headquarter operation to the Delaware North Building. The building's owner will re-lease the space to other tenants, and has previously advised Delaware North of this in writing. For logistical and practical purposes, DNC may or may not need to move into 250 Delaware in stages before the existing lease at 40 Fountain Plaza expires.

**Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.**

### Section VI: Facility Type - Single or Multi Tenant

**Is this a Single Use Facility or a Multi-Tenant Facility?**

Multi-Tenant Facility

**For Single Use Facility**

**Occupant Name**

**Address**

**Contact Person**

**Phone**

**Fax**

**E-Mail**

**Federal ID #**

**SIC/NAICS Code**

**Multi-Tenant Facility**

**Please explain what market conditions support the construction of this multi-tenant facility**

Based on the needs analysis, Delaware North's future World Headquarters needs to have certain critical components, including the following : 1. Class A, LEED-certified office space with the ability to operate on floor plates no less than 25,000 square feet; 2. Ready availability of expansion space to accommodate future growth; 3. Adequate on-site or adjacent parking; 4. State of the art conference facilities and meeting space to host associates, third party business partners and officials from across the U.S. and its international locations, which will be made available for use by such business partners; and 5. Forward thinking office layouts to create a productive work environment based on evolving work norms/behaviors. This project was the sole site identified in Buffalo that would meet all of their requirements. Buffalo's Central Business District is lacking the availability of large, efficient floor plates that will assist the region in attracting new businesses as well as retain existing businesses seeking to remain or expand in the region.

**Have any tenant leases been entered into for this project?**

No

**If yes, please list below and provide square footage (and percent of total square footage) to be leased to tenant and NAICS Code for tenant and nature of business**

## Section VII: Environmental Questionnaire

### **General Background Information**

#### **Address of Premises**

250 Delaware Avenue, Buffalo, NY 14202

### **Name and Address of Owner of Premises**

DNC 250, Inc. (formerly BTC Block 20 Inc.) 100 Corporate Parkway, Suite 500 Amherst, NY 14226-1295

### **Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)**

The premises is a flat, rectangularly shaped parcel of land in Buffalo's Central Business District.

### **Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises**

The current structure (built in 1917) is being reconstructed in order to complete the development. The Delaware North Building will be used solely for commercial use (office and parking structure).

### **Describe all known former uses of the Premises**

The former structures included office space and retail along the Delaware and Chippewa frontages and a gas station operating on the S. Elmwood side on the property. A paved surface parking lot existed between the two structures.

### **Does any person, firm or corporation other than the owner occupy the Premises or any part of it?**

Yes

#### **If yes, please identify them and describe their use of the property**

The intention of the project is to have the facility occupied by Delaware North along with other tenants.

### **Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?**

Yes

#### **If yes, describe and attach any incident reports and the results of any investigations**

Please see the Brownfield Cleanup Agreement dated 4/15/2013 which is being submitted concurrently with this application under separate cover to the ECIDA.

**Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?**

No

**If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances**

**Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?**

No

**If yes, describe in full detail**

**Solid And Hazardous Wastes And Hazardous Substances**

**Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?**

No

**If yes, provide the Premises' applicable EPA (or State) identification number**

**Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?**

No

**If yes, please provide copies of the permits.**

**Identify the transporter of any hazardous and/or solid wastes to or from the Premises**

**Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years**

**Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?**

No

**If yes, please identify the substance, the quantity and describe how it is stored**

**Discharge Into Waterbodies**

**Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges**

N/A

**Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site**

**Is any waste discharged into or near surface water or groundwaters?**

No

**If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste**

**Air Pollution**

**Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?**

No

**If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source**

**Are any of the air emission sources permitted?**

No

**If yes, attach a copy of each permit.**

**Storage Tanks**

**List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks**

Please see the Brownfield Cleanup Agreement dated 4/15/2013 which is being submitted concurrently with this application under separate cover to the ECIDA. All underground storage tanks to be removed.

**Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?**

Yes

**If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved**

Please see the Brownfield Cleanup Agreement dated 4/15/2013 which is being submitted concurrently with this application under separate cover to the ECIDA.

**Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos**

**Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.**

**Have there been any PCB spills, discharges or other accidents at the Premises?**

No

**If yes, relate all the circumstances**

**Do the Premises have any asbestos containing materials?**

Yes

**If yes, please identify the materials**

Pipe insulation

**DNC 250, Inc. - Amended Application for Tax Incentives**  
**250 Delaware Avenue, Buffalo NY 14202**

**Summary of Change in Project Costs**

**The increased project costs included in this application are for construction of the core & shell component of the project.**

**Change in Total Project Costs**

<b>Project Cost per 11/12/13 Application</b>	<b>\$51,785,708</b>
Increase in Project Costs	<u>\$ 6,355,186</u>
<b>New Project Cost for 10/7/14 Application</b>	<b>\$58,140,894</b>

ECIDA Application Line Item	11/12/13 Application	Increase/Decrease	10/7/14 Amended Application
Land and/or Building Acquisition	\$3,878,254	\$5,060	\$3,883,314
New Building Construction (1)	\$41,530,762	\$2,538,795	\$44,069,557
Soft Costs	\$5,862,589	\$1,383,833	\$7,246,422
Other Costs (2)	<u>\$514,103</u>	<u>\$2,427,498</u>	<u>\$2,941,601</u>
<b>Total Project Cost</b>	<b>\$51,785,708</b>	<b>\$6,355,186</b>	<b>\$58,140,894</b>

(1) Based on increase in construction costs, DNC 250, Inc. requests that the sales tax exemption amount be increased to \$1,970,000 from the current \$1,817,000 (increase of \$153,000).

(2) Other Costs includes demo & remediation, financing closing costs, project carrying costs, etc.

**Significant Project Cost Changes**

Land and/or Building Acquisition – The construction period is expected to take longer than originally estimated, resulting in an increase in real estate taxes due during construction.

New Building Construction – The increase in construction cost is driven by (i) an increase in steel & exterior glass panel costs and (ii) reconfiguration of office space necessitating more steel curtain walls in the building. The recent influx of construction activity in the region has led to increased pricing for both materials and labor, which has had a direct impact on the exterior glass paneling and steel curtain costs for the 250 Delaware Avenue project.

Soft Costs & Other Costs – Project cost estimates have become more accurate and known as construction has progressed since the original project inducement. Some of the cost increases include:

- (i) leasing costs
- (ii) architectural costs
- (iii) project carrying costs (financing related)
- (iv) site demolition & remediation costs