



PUGET
SOUND
ENERGY

August 5, 2004

Ms. Carole Washburn, Secretary
Washington Utilities & Transportation Commission
P.O. Box 47250
Olympia, WA 98504

04 AUG 16 12:11:07
PUGET SOUND ENERGY
COMMUNICATIONS

Dear Ms. Washburn:

**Subject: Docket UG-920781 (WNG)
Docket UE-911476 (PSP&L)
Report on Environmental Issues for the period ending June 30, 2004**

FORMER WNG SITES

A. Tacoma Gas Company Site (Upland Source Control)

The remediation of the Standard Chemical seep and the SB-16 hot spot area have now been completed by WDOE. Discussions between PSE and WDOE revealed that further documentation describing conditions on a site wide basis is necessary. Accordingly, closure of this site will require development of RI/FS and CAP documents for addressing portions of the site under the I-705 overpass.

Remedial costs incurred through 6/30/04 \$ 694,188.08

B. Thea Foss Waterway

The construction phase of this project is essentially completed with one exception. It will be necessary to buttress the sheet pile wall using rip-rap. This final task will be completed after the City of Tacoma performs dredging for navigational purposes, which is scheduled to occur during the 3rd quarter of 2004. As of June 30th, the project remains on budget.

Remedial costs incurred through 6/30/04 \$ 2,645,811.66

C. Everett, Washington

PSE continues regular monitoring of the results of the remediation already performed. The remedy chosen for this site was a containment wall with monitoring wells at both ends.

RM

Remedial costs incurred through 6/30/04 \$ 1,239,833.58

D. Chehalis, Washington - Gas Site

Recent information collected from our monitoring wells on site and off-site indicates a need to commence further investigation and potential remediation. We are in the process of undertaking this effort and will perform additional work at this site in 2004.

Remedial costs incurred through 6/30/04 \$ 1,961,210.86

E. Gas Works Park

No change. The only ongoing activity is the monitoring of the remediation. This is the responsibility of the City of Seattle.

Remedial costs incurred through 6/30/04 \$ 2,573,828.37

F. 5th and Jackson

Union Station Associates and PSE settled the pending litigation in December 2002. We are still working with our insurance carriers to recover costs associated with the defense and settlement of this litigation.

Total investigative and settlement costs through 6/30/04 \$2,382,134.44

G. Quendall Terminals

There has been virtually no communication with PSE regarding this site for a few years. PSE has attempted to monitor activities, and we continue to deny liability. However, given the current estimate of costs, allegations by other parties, and our ongoing investigation, it remains difficult to estimate project costs. Historically, we have simply referenced the \$1,000,000 demand tendered by the City of Renton. However, we now believe that a potential range of costs more accurately reflects the risks faced by PSE at this site.

H. Lake Union

PSE has continued extensive negotiations with both WDOE and the City of Seattle. PSE and the City of Seattle have recently reached agreement on a solution that would allocate our respective responsibilities through the Remedial Investigation and Feasibility Study phases of this project. In addition, we are continuing our dialogue with WDOE concerning the proposed allocation of responsibilities and an Agreed Order.

Remedial costs incurred through 6/30/04 \$ 2,098,177.99

I. Tacoma Tar Pits

The pump and treat system is operating and PSE continues to monitor the performance of it. EPA completed its second five-year review of the project and continues to approve of the work we are performing at this site.

Remedial costs incurred through 6/30/04 \$ 36,703,796.85

J. Crossroads Business Office (new site)

PSE currently is pursuing a Clearing and Grading permit through the City of Bellevue in preparation to excavate approximately 3,000 cubic yards of gasoline-range hydrocarbon impacted soil at the site.

Remedial costs incurred through 6/30/04 \$ 68,825.78
(new item in this report – note that the cost estimate for item 13 below was adjusted downward because this project is now described separately herein)

FORMER PUGET POWER SITES

A. Northwest Transformer, Mission Pole

PSE monitors this site, but it has very little additional activity following the completed remediation.

B. Puyallup Garage

PSE expects to perform remediation at this site in the future, but is presently monitoring the property only.

C. Underground Storage Tanks Status

Please see the attached spreadsheet. This provides a summary of our ongoing efforts associated with the investigation, remediation, and/or removal of underground storage tanks. Please note that the Crossroads Business Office UST-related cleanup and our estimate of related costs are described in item 10 above. The estimate of future expenditures in this category has been adjusted accordingly.

Projected Future Expenditures \$ 210,000 - \$ 310,000

D. Buckley Headworks Site

Phase 1

Remediation of the first area of investigation was completed in 2002 in accordance with MTCA and WDOE has provided a No Further Action Letter. This phase of the project is

completed and PSE has pursued insurance recovery for costs associated with the remediation of the wood treatment facility area.

Costs incurred thus far are substantially associated with our efforts to remediate this portion of the facility. As of 6/30/04, the total costs incurred are \$2,304,499.59. However, costs incurred after 6/30/03 are associated with monitoring the work already completed.

Phase 2

PSE continues to investigate three other areas noted during our initial remediation work that will require remediation. The groundwater monitoring program was recently expanded to assess the full extent of impacts.

The full nature and cause of issues identified in these areas is not yet fully known.

Remedial costs incurred through 6/30/04 \$14,813.91

E. Duwamish Waterway (Potential New Site)

While PSE has not been formally designated as a PLP for this site in south Seattle, allegations have been made by other parties that PSE may have contributed to contamination in this Waterway as a result of the operations of a steam plant in the Georgetown area. It remains premature to determine either the merit of these claims or the amount of any formal claim that may be brought against PSE.

F. Olympia Capacitor Site

PSE used arbitration to reach an agreement with the property owner allowing for the cleanup of the known PCB contamination at the site. The cleanup is scheduled for completion by the end of August 2004. PCB contaminated soil will be excavated and transported off-site for permitted disposal as a independent cleanup action that satisfies local, state and federal regulatory requirements.

Remedial costs incurred through 6/30/04 \$ 133,936.86

This list represents current major sites PSE is investigating, monitoring, or remediating. With respect to insurance litigation, PSE is still in the discovery stages of the PSE vs. Alba Insurance Co. et. al. case. The sites covered by this litigation include the following:

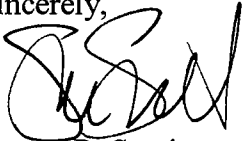
Gas Works Park,
Lake Union,
5th and Jackson (Lloyds only),
Chehalis,
Everett,
Thea Foss Waterway, and
22d and A Street MGP site (Tacoma).

Ms. Carole Washburn
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The insurance carriers still remaining in the case presently include the following: Lloyds of London, United State Fire Insurance Co., Travelers, Pacific Employers Insurance Co., and Century Indemnity Insurance Co.

The insurance companies have noted multiple depositions this quarter and that effort is expected to continue. However, the trial date was continued and is now tentatively scheduled for late summer 2005.

Sincerely,



Steven R. Secrist
Director – Environmental Services

Attachments

cc: Jim Eldredge
Mike Main
Karl Karzmar
Bert Valdman
Chuck Gordon
David Brenner
Mike Stranik
Jennifer O'Connor
Jim Hackbarth

**PUGET SOUND ENERGY
ENVIRONMENTAL DEFERRED REMEDIATION COSTS
JUNE 30, 2004**

SAP ORDER	SAP ACCOUNT	SITE DESCRIPTION	ALL REMEDATION COSTS INCURRED?	ALL INSURANCE PROCEEDS RECEIVED?	AMORT START DATE	MONTHLY AMORT	YTD AMORT MONTHS	INCEPTION TO-DATE COSTS (a)	INC-TO-DATE INS PROCEEDS (b)	ESTIMATED FUTURE COSTS (c)	PROBABLE FUTURE PROCEEDS (d)	SUBTOTAL AS OF 6/30/04 (e)=(a)-(b)-(c)+(d)	AMORT THROUGH 6/30/04 (f)	BALANCE AS OF 6/30/04 (e)-(f)
18230009	18232221	Env Rem - Buckley-White River Phase II Future Est Cost	N	N		0.00		14,813.91	0.00	1,485,186.09	0.00	1,485,186.09	0.00	1,485,186.09
	18232251	Buckley Phase II - Burn Pile & Wood Debris Env Rem Cost	N	N		0.00		14,813.91	0.00	1,485,186.09	0.00	1,485,186.09	0.00	1,485,186.09
		SUBTOTAL BUCKLEY HEADWORKS MTCA SITE						29,627.82	0.00	2,970,372.18	0.00	2,970,372.18	0.00	2,970,372.18
18230022	18232281	Env Rem - Olympia SVC Capacitor Site Future Est Cost	N	N		0.00		133,936.86	0.00	216,063.14	0.00	216,063.14	0.00	216,063.14
	18232281	Env Rem - Olympia SVC Capacitor Site	N	N		0.00		133,936.86	0.00	216,063.14	0.00	216,063.14	0.00	216,063.14
		SUBTOTAL OLYMPIA SVC CAPACITOR SITE						267,873.72	0.00	432,126.28	0.00	432,126.28	0.00	432,126.28
18230007	18232241	Buckley Phase 1-Wood Treatment Area Env Remed Cost	Y	Y	1/1/2004	19,395.38	6	2,304,499.59	(1,140,777.03)	50,000.00	0.00	1,163,722.56	116,372.28	1,047,350.28
18230021	18232271	Env Rem - Duwamish River Site (former Georgetown)	N	N				56,800.68	(1)	50,000.00	0.00	56,800.68		56,800.68
18230011	18232291	Bellevue G.O. UST Site: Future Estimated Costs	N	Y				13,442.34		10,000.00	0.00	13,442.34		13,442.34
18230011	18233051	Env Rem - UG Tank - Baker Lodge	Y	Y						10,000.00	0.00	10,000.00		10,000.00
18230011	18233061	Env Rem - UG Tank - Poulsbo Service Center	N	Y							0.00	10,000.00		10,000.00
18230031	18233071	Env Rem - UG Tank - Kent Fleet	Y	Y	5/1/2001	1,466.24	38	87,974.39			0.00	87,974.39	55,717.12	32,257.27
		SUBTOTAL REMEDIATION SITE				1,466.24	38	2,462,717.00	(1,140,777.03)	60,000.00	0.00	1,381,939.97	172,089.40	1,209,850.57
		TOTAL ACCRUED ASSETS				1,466.24		2,611,487.77	(1,140,777.03)	1,761,249.23	0.00	3,231,939.97	172,089.40	3,059,850.57
22840011	22840011	NWWT - Mission Pole Def Site	N	Y					(75,000.00)		0.00	(75,000.00)		(75,000.00)
22840021	22840021	Buckley White River Phase II Def Site	N	N						(1,485,186.09)	0.00	(1,485,186.09)		(1,485,186.09)
22840031	22840031	Olympia UST Def Site	N	Y				20,528.95	(150,000.00)		0.00	(129,471.05)		(129,471.05)
22840041	22840041	Bremerton UST Def Site	N	Y				43,513.24	(50,000.00)		0.00	(6,486.76)		(6,486.76)
22840051	22840051	Whidbey Island UST Def Site	N	Y					(15,000.00)		0.00	(15,000.00)		(15,000.00)
22840061	22840061	Tenino UST Def Site	N	Y				18,051.52	(75,000.00)		0.00	(56,948.48)		(56,948.48)
22840081	22840081	Puyallup Garage expensed Site	N	Y				8,954.09	(350,000.00)		0.00	(341,045.91)		(341,045.91)
22840091	22840091	Bellevue GO UST Site	N	Y				8,365.81	(150,000.00)		0.00	(141,634.19)		(141,634.19)
22840101	22840101	Env Rem - Centralia Plant	N	N						(140,000.00)	0.00	(140,000.00)		(140,000.00)
22840111	22840111	Poulsbo Service Center	N	Y						(10,000.00)	0.00	(10,000.00)		(10,000.00)
22840121	22840121	Olympia SVC Capacitor Def Site	N	Y						(216,063.14)	0.00	(216,063.14)		(216,063.14)
22841001	22841001	AETNA II Lawsuit unallocated proceeds	N/A	Y					(1,481,763.38)		0.00	(1,481,763.38)		(1,481,763.38)
		TOTAL ACCRUED LIABILITY				0.00		99,413.61	(2,346,763.38)	(1,851,249.23)	0.00	(4,098,599.00)	0.00	(4,098,599.00)
		TOTAL ACCRUED ASSETS & LIABILITIES						2,710,881.38	(3,487,540.41)	(90,000.00)	0.00	(866,659.03)	172,089.40	(1,038,748.43)

(1) Per Steve Secrist, PSE cannot determine the range at this time as the activity on the Duwamish River Site by the primary parties has ceased to involve PSE.

**PUGET SOUND ENERGY, INC.
DEFERRED ENVIRONMENTAL COST SUMMARY**

**GAS
June 30, 2004**

September 1998 - forward SAP ORDER SAP ACCOUNT		Site Description	5/31/2004 Account Balance	Activity	6/30/2004 Account Balance	Env Services Project Cost Estimates 6/30/2004 (g)	Remediation Cost Estimates Remaining 18608022 18236022 22840002	Amortization Through 6/30/04 Dr. 40700002	Balance At 6/30/2004 Closing
FORMER MANUFACTURED GAS SITES:									
<u>TACOMA TIDE FLATS (TACOMA TAR PTS, THCGS, RIVER STREET)</u>									
18601203	18608142	Legal Costs	9,351,936.58	-	9,351,936.58				9,351,936.58
18601102	18608112	Remediation Costs through June 1999	34,831,847.66	19,085.89	34,850,933.55				34,850,933.55
18601102	18608112	Remediation Costs post-June 1999	1,847,961.33	4,901.97	1,852,863.30	2,450,000.00	597,136.70		1,852,863.30
	18608152	Internal Costs pre-1997	209,796.52	-	209,796.52				209,796.52
		SUBTOTAL Tacoma Tide Flats	46,241,542.09	23,987.86	46,265,529.95	2,450,000.00	597,136.70		46,265,529.95
<u>EVERETT</u>									
18602102	18608212	Remediation Costs	1,242,842.59	(3,009.01)	1,239,833.58	2,700,000.00	1,460,166.42		1,239,833.58
18602203	18608242	Legal Costs	8,717.50	-	8,717.50				8,717.50
		SUBTOTAL Everett	1,251,560.09	(3,009.01)	1,248,551.08	2,700,000.00	1,460,166.42		1,248,551.08
<u>CHEHALIS</u>									
18603102	18608312	Remediation Costs	1,953,850.18	7,860.68	1,961,710.86	2,500,000.00	538,789.14		1,961,710.86
<u>GAS WORKS - SEATTLE</u>									
18604203	18608442	Legal Costs	763,422.75	13,168.79	776,591.54	3,200,000.00	626,171.63		776,591.54
18604102	18608412	Remediation Costs	2,573,828.37	-	2,573,828.37	3,200,000.00	626,171.63		2,573,828.37
	18608452	Internal Costs - pre-1997	366.95	-	366.95				366.95
		SUBTOTAL Gas Works - Seattle	3,337,618.07	13,168.79	3,350,786.86	3,200,000.00	626,171.63		3,350,786.86
<u>WSDOT FEDERAL/STATE</u>									
18605203	18608542	Legal costs	379,591.40	-	379,591.40				379,591.40
18605102	18608512	Remediation Costs	379,591.40	-	379,591.40				0.00
		SUB TOTAL	379,591.40	-	379,591.40	N/A	-		379,591.40
<u>WSDOT UPLAND (Aka 22nd & A Street, Tacoma Gas Company Site)</u>									
18606102	18608612	Remediation Costs	690,872.43	3,315.66	694,188.08	1,100,000.00	405,811.92		694,188.08
18606203	18608642	Legal Costs	15,888.20	-	15,888.20				15,888.20
		SUBTOTAL	706,760.63	3,315.66	710,076.28	1,100,000.00	405,811.92		710,076.28
<u>WSDOT THEA FOSS</u>									
18607102	18608712	Remediation costs	2,645,980.09	(48.43)	2,645,811.66	6,500,000.00	3,854,188.34		2,645,811.66
18607203	18608742	Legal costs	2,560,497.60	40,499.24	2,600,956.84				2,600,956.84
		SUBTOTAL	5,206,317.69	40,450.81	5,246,768.50	6,500,000.00	3,854,188.34		5,246,768.50
<u>TULALIP</u>									
18608102	18608812	Remediation costs	995.00	-	995.00	N/A			995.00
<u>OMNIBUS INSURANCE LITIGATION (9 MFG. GAS SITES)</u>									
18609202	18608942	Legal costs	2,225,440.39	11,337.29	2,236,777.68	N/A			2,236,777.68

PUGET SOUND ENERGY, INC.
DEFERRED ENVIRONMENTAL COST SUMMARY
GAS
June 30, 2004

SAP ORDER	SAP ACCOUNT	Site Description	Account Balance		Activity	Account Balance		Env Services Project Cost Estimates 6/30/2004	Remaining Project Cost Estimates 6/30/2004	Amortization Through 6/30/04 Dr. 40700002	Balance At 6/30/2004 Closing
			5/31/2004	6/30/2004		6/30/2004	6/30/2004				
18610102	18609112	5TH & JACKSON									
18610104	18609132	Remediation costs	2,382,134.44	2,382,134.44	-	-	-	-	-	-	2,382,134.44
18610103	18609122	Legal costs	1,196,863.98	1,196,863.98	-	-	-	-	-	-	1,196,863.98
18610105	18609142	Legal cost recoveries	(1,413,413.82)	(1,413,413.82)	-	-	-	-	-	-	(1,413,413.82)
		Indemnity Insurance Proceeds	(1,075,000.00)	(1,075,000.00)	-	-	-	-	-	-	(1,075,000.00)
		SUBTOTAL	1,090,584.60	1,090,584.60	-	-	-	-	-	-	1,090,584.60
18611102	18609212	MERCER STREET									
		Remediation costs	66,942.15	66,942.15	-	-	-	-	-	-	66,942.15
18612102	18609512	QUENDALL TERMINALS									
		Remediation costs	-	-	-	-	-	-	-	-	0.00
18614102	18609312	LAKE UNION									
18614202	18600822	Remediation costs	2,056,149.45	2,098,177.99	42,028.54	2,098,177.99	25,000,000.00	22,901,822.01	22,901,822.01	-	2,098,177.99
		Legal Costs	4,940.63	4,940.63	-	4,940.63	-	-	-	-	4,940.63
		SUBTOTAL	2,061,090.08	2,103,118.62	42,028.54	2,103,118.62	25,000,000.00	22,901,822.01	22,901,822.01	-	2,103,118.62
18608022	18608022	Estimated Future Costs	31,938,944.46	31,834,086.16	(304,858.30)	31,834,086.16	-	-	-	-	31,834,086.16
18608062	18608062	Insurance and Third Party Inception-to-Date Recoveries	(58,177,788.28)	(58,177,788.28)	-	(58,177,788.28)	-	-	-	-	(58,177,788.28)
		TOTAL - FORMER MANUFACTURED GAS SITES	\$ 38,283,468.55	\$ 38,117,250.86	(166,217.69)	\$ 38,117,250.86	\$ 44,450,000.00	\$ 22,901,822.01	\$ -	\$ -	\$ 38,117,250.86
18230204	18236412	GAS UNDERGROUND STORAGE TANKS AND OTHER SITES									
18230203	18236312	MERCER BUILDING (60 month amort began 2/98)	41,748.85	41,748.85	-	41,748.85	-	-	-	-	(0.00)
18230202	18236212	KENT OPERATING BASE (60 month amort began 5/1/98)	40,379.09	40,379.09	-	40,379.09	-	-	-	-	(0.00)
18230206	18236612	GEORGETOWN OPERATING BASE (60 month amort began 8/1/98)	35,597.80	35,597.80	-	35,597.80	-	-	-	-	0.00
18230207	18236712	CROSSROADS OPERATING BASE	67,150.53	68,825.78	1,675.25	68,825.78	250,000.00	181,174.22	181,174.22	-	68,825.78
18230209	18236812	TOTEM LAKE OPERATING BASE (60 month amort began 12/1/98)	22,430.30	22,430.30	-	22,430.30	0.00	0.00	0.00	-	0.00
18230210	18236912	UW TACOMA PIPELINE PROJECT (60 month amort began 1/1/00)	65,737.77	65,737.77	-	65,737.77	50,000.00	50,000.00	50,000.00	-	6,573.76
18230212	18237112	NORTH OPERATING BASE	82,291.06	87,752.19	5,461.13	87,752.19	-	-	-	-	87,752.19
		SWARR STATION									
		ESTIMATED FUTURE COSTS	662,849.47	481,174.22	(201,675.25)	481,174.22	-	-	-	-	231,174.22
		ESTIMATED FUTURE INSURANCE RECOVERIES	(1,038,184.87)	(194,538.87)	(194,538.87)	(194,538.87)	300,000.00	231,174.22	231,174.22	-	394,325.94
		TOTAL - GAS UNDERGROUND STORAGE TANKS	\$ 1,038,184.87	\$ 843,646.00	(194,538.87)	\$ 843,646.00	\$ 300,000.00	\$ 231,174.22	\$ 231,174.22	\$ -	\$ 394,325.94
		TOTAL - GAS STORAGE TANKS AND MANUFACTURED GAS SITES	\$ 39,321,653.42	\$ 38,960,896.86	(360,756.56)	\$ 38,960,896.86	\$ 44,750,000.00	\$ 31,615,260.38	\$ -	\$ 199,320.06	\$ 38,511,576.80

- (a) Represents costs accumulated through May 31, 2004
- (b) Represents month of May 2004 Costs
- (c) Represents costs accumulated through May 31, 2004 at preliminary closing
- (d) Represents the low end of the probable future cost estimate range
- (e) Represents remediation cost estimates
- (f) Represents balance in Account 18608022 after quarterly true-up
- (g) Represents balance in Account 22840002 after quarterly true-up
- (h) Additional costs are expected for Swarr Station. Amount is unknown at this time.

PUGET SOUND ENERGY UST REMEDIAL COST ESTIMATES (Page 1 of 2)
(updated 06/30/04)

PSE Facility/Location	Site Status	Proposed Remedial Action	Estimated Cost of Proposed Remedial Action (\$)
Baker River Lower Concrete, WA	2,500 gal. Gas and Diesel USTs	None	0
Baker River Upper Concrete, WA	1,000 gal. Gas and Diesel USTs	None	0
Bellingham Service Center Bellingham, WA	10,000 gal. Gas and Diesel USTs	None	0
Electron Forebay Orting, WA	550 gal. Gas and Diesel USTs	None	0
Electron Power House Orting, WA	500 gal. Gas and Diesel USTs	None	0
Factoria Service Center Bellevue, WA	10,000 gal. Gas and Diesel USTs	None	0
Kitittas Service Center Thorp, WA	5,000 gal. Gas and Diesel USTs	None	0
Olympia Service Center (Fuel Island) Olympia, WA	10,000 gal. Gas & Diesel USTs Gas spill Nov. '99	A. Natural Attenuation and GW Monitoring (Existing Wells) B. Soil excavation when Fuel Island is removed	A. 15,000 B. 50,000
Olympia Service Center (Post-EPRI Diesel Remediation) Olympia, WA	Diesel UST removed. Contaminated soil and ground water remains after EPRI air sparging program.	A. Natural Attenuation and GW Monitoring (Existing Wells) B. Soil excavation when building(s) is removed	A. 5,000 B. 100,000
Poulsbo Service Center Poulsbo, WA	6,000 gal. Gas & Diesel USTs	A. Natural Attenuation B. Soil excavation when building is removed.	A. 0 B. 10,000
Port Townsend Service Center Port Townsend, WA	6,000 gal. Gas & Diesel USTs	None	0
Skagit Service Center Burlington, WA	12,000 gal. Gas & Diesel USTs	None	0
Tacoma Office Tacoma, WA	10,000 gal. Gas UST	None	0
Crystal Mtn. Gen. Greenwood, WA	Three USTs	None	0
Bellevue Office Emer. Gen. Bellevue, WA	One UST	None	0
Green Mtn. Micro Wave Bremerton, WA	One UST	None	0

PUGET SOUND ENERGY UST REMEDIAL COST ESTIMATES (Page 2 of 2)

PSE Facility/Location	Site Status	Proposed Remedial Action	Estimated Cost of Proposed Remedial Action (\$)
Rattlesnake Mtn. Micro Wave Issaquah, WA	One UST	None	0
Bremerton Service Center Bremerton, WA	Three USTs and majority of contaminated soil removed in 1999. Contaminated soil remains at property boundary and beneath building	A. Well abandonment B. Soil excavation when building(s) is removed	A. 2,000 B. 50,000
Whidbey Service Center Oak Harbor, WA	USTs and majority of contaminated soil removed in 1999. Small volume of contaminated soil remains beneath building	A. VCP Program and GW Monitoring (New Wells) B. Soil excavation when building(s) is removed	A. 30,000 B. 15,000
Tenino Service Center Tenino, WA	USTs and majority of contaminated soil removed in 1991. Small volume of contaminated soil remains beneath building	A. Natural Attenuation and GW Monitoring (Existing Wells) B. Soil excavation when building(s) is removed	A. 15,000 B. 75,000
Mercer Operating Base Seattle, WA	Facility sold 1/2/01	None	0
Bellevue General Office Bellevue, WA	USTs removed in early 1990s. Contaminated soil remains adjacent to and beneath building. Ecology inquired re: site status February 2002	A. Natural Attenuation B. VES, if pushed by Ecology, or soil excavation when building(s) is removed	A. 25,000 B. 150,000
Buckley Headworks Buckley, WA	UST removed in 1980s. Assessment confirmed no contaminated soil remains.	None	0
North Operating Base Seattle, WA	USTs removed in 1999. Diesel-contaminated soil remains beneath fuel island.	A. Site Characterization and GW Monitoring (New Wells) B. Soil excavation when fuel island is removed	A. 20,000 B. 50,000

Cost Estimate Totals:
 A. Ground Water Monitoring, Site Characterization, Natural Attenuation Only (No Remediation) **\$112,000**
 B. Remediation Only (No Monitoring) **\$500,000**
 A. & B. Ground Water Monitoring Followed by Remediation **\$612,000**

Notes
¹ Remedial costs do not include demolition of facilities and buildings to access contaminated soil.
² Ground water monitoring estimate assumes three years of monitoring/sampling.
³ All estimated costs should be considered conceptual. They are not based on a detailed scope of service or design.