

# Surplus and Underutilized Properties

*Prioritization, Divestment, Reuse*

## BBJ Group Practice Areas

Remediation and Site Restoration

**Real Estate and Transaction Support**

Regulatory Compliance Assistance

Risk and Liability Management

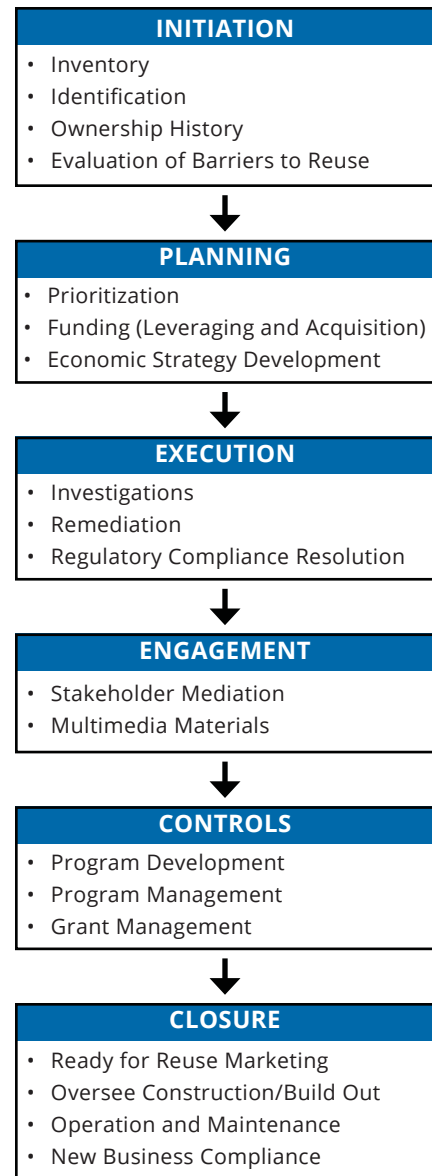
Ecosystem Services and Sustainability

## Protective Value Recovery

Owners of surplus and underutilized properties frequently face the dilemma of wanting to recover value from their sites, while also needing to protect themselves from exposure to the costs and liabilities that can arise while transitioning such properties. Sometimes these properties have actual or perceived contamination that will complicate the decision process.

The default decision is often to maintain status quo by “mothballing” surplus properties. These properties remain on the books, resulting in excessive holding costs and inflated reserves. The team at BBJ Group helps you break the status quo logjam.

Our experience allows us to formulate solutions to your problems by examining them through multiple lenses while still maintaining a firm footing within the regulatory framework. BBJ Group’s philosophy is that value recovery and risk mitigation are not mutually exclusive, but instead are complementary goals for any surplus property owner who seeks protective, maximal returns.



## Surplus and Underutilized Properties



**Low-level Radioactive Waste Facility**

BBJ Group provided the South Carolina Budget and Control Board with a long-term care site model evaluation of the LLRW disposal facility. Work included a 100-year closure period extended care cost development; comparative analysis for currently operating, closed, or planned LLRW disposal facilities in other states; and alternative financing and implementation scenarios for closure. Findings were presented to South Carolina's Nuclear Advisory Commission.



**Electronics Manufacturing Company**

Client subject to Regulation S-K, FASB 143, FIN 47 and FAS 5. BBJ Group managed reserves > \$62MM for 56 U.S. and Intl. facilities. Other services included diligence; risk transfer; EHS management, permitting, investigation, voluntary cleanup and closure. Plants averaged > 500K and up to nearly 2MM sq. ft. under roof. Other services included insurance cost recovery (claims > \$80MM), plant deactivation, decommission, strip-out and post-closure care at RCRA and Superfund sites.



**Railroad Company**

BBJ Group conducted cost and reserve estimating for a public, former 150-year old company filing Chapter 13. Client's historic operations reached from the Midwest to the West Coast at one point including more than 2,000 railroad properties (tracks, roundhouses, switch yards, rack fuel loading and off-loading operations, etc.). BBJ Group worked with in-house counsel, board, and insurance broker to develop a reasonable fair market liability value for risk transfer.

## Other Recent Experience

PROJECT TYPE	Environmental Management	Remediation	Insurance	Divest Encumbered Non-core Assets	Legacy Liabilities Resolution	Regulatory and Carry Costs Reduction	Financial Assurance	Sarbanes-Oxley	Decommission and Demolition	Risk Transfer
Barnwell Low-Level Radioactive Waste Disposal Site	✓		✓		✓		✓			
Electronics Manufacturing Company	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vehicle Glass Manufacturing and Service	✓		✓	✓	✓	✓				✓
Tool Manufacturing Company	✓	✓	✓	✓	✓	✓	✓		✓	✓
Glass and Pharmaceutical Packaging Mfg.	✓	✓		✓	✓	✓	✓	✓	✓	✓
Food Services Equipment Manufacturing	✓		✓	✓	✓	✓	✓	✓	✓	✓
Chemical Manufacturing Company	✓	✓	✓	✓	✓	✓	✓			✓
Municipality	✓	✓	✓	✓	✓	✓				✓
Printing Company	✓	✓		✓	✓	✓	✓	✓	✓	✓
Munitions Manufacturing Company	✓		✓							✓
Railroad Company	✓	✓	✓	✓	✓	✓	✓			✓
Secondary Metal Manufacturing Company	✓	✓	✓				✓			✓