## Skagit County Jail Cost Comparison Matrix: Alf Christensen Seed versus Truck City

Site SF	Construction	Alf Christensen Seed	Truck City
Site Acreage	Square Foot of Facility - February 12, 2014	104,756.00	0 104,756.00
Skagit County Jall Land Acquisition - (June 20, 2013)   \$ 3,559,960   \$ 3,150,54	Site SF	355,995.00	0 452,482.00
Semeral Conditions due to Longer Construction Schedule - Deep Foundations, Demolition & Excavation & Fill Foundations, Demolition & Excavation & Fill Foundations Enhancements & Fill and Grade costs due to Soil Conditions - MTC Final Soils Report (October 8, 2013) & DLR	Site Acreage	8.17	7 10.38
Foundations, Demolition & Excavation & Fill Foundation Enhancements & Fill and Grade costs due to Soil Conditions - MTC Final Soils Report (October 8, 2013) & DLR Group (October 3, 2013) Traffic Impact Fees - DEA (November 06, 2013) Environmental Abatement Costs - Building - Argus Pacific (February 17, 2014) Environmental Containment Cost - Site - MTC Phase III Environmental Containment Cost - Site - MTC Phase III Environmental Feasibility (February 21, 2014) Existing Structure Demolition - Wool-Zee (February 17, 2014) Maccess and Frontage Improvements - Semrau Engineering (February 14, 2014)  Existing Utility Relocation or Removal, Offsite Improvements - Semrau Engineering (February 14, 2014)  Subtotal  Subtonstruction Cost  Subtotal  Cost Difference  Subtotal  Subtotal  Subtotal  Subtotal  Subtotal  Subtotal  Subtotal  Subtotal  Subtonstruction Cost  Subtotal  Subtonstruction Cost  Subtotal	Skagit County Jail Land Acquisition - (June 20, 2013)	\$ 3,559,960	0 \$ 3,150,541
Conditions - MTC Final Soils Report (October 8, 2013) & DLR   S		\$ 471,750	0 \$ -
Environmental Abatement Costs - Building - Argus Pacific (February 17, 2014)  Environmental Containment Cost - Site - MTC Phase III	Conditions - MTC Final Soils Report (October 8, 2013) & DLR	\$ 2,490,846	6 \$ 911,455
February 17, 2014	Traffic Impact Fees - DEA (November 06, 2013)	\$ 62,526	6 \$ 60,687
Environmental Feasibility (February 21, 2014)  Existing Structure Demolition - Wool-Zee (February 17, 2014) with RLB & DLR Group Comments (February 23, 2014)  Access and Frontage Improvements - Semrau Engineering (February 14, 2014)  Existing Utility Relocation or Removal, Offsite Improvements - Semrau Engineering (February 14, 2014)  Subtotal  Subtotal  Substance Ingineering (February 14, 2014)  Substance Ingineering (February 23, 2014)  EIS Recommended Mitigation - Acquisition of additional property along Kincaid - Wool-Zee (February 17, 2014) RLB & Substance Ingineering (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid  Substance Ingineering (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid  Substance Ingineering (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid  Substance Ingineering (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid  Substance Ingineering (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid  Substance Ingineering (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid  Substance Ingineering (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid  Substance Ingineering (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid  Substance Ingineering (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid  Substa		\$ 410,340	0 \$ 53,325
with RLB & DLR Group Comments (February 23, 2014)  Access and Frontage Improvements - Semrau Engineering (February 14, 2014)  Existing Utility Relocation or Removal, Offsite Improvements - \$ 1,433,700 \$ 703,57   Semrau Engineering (February 14, 2014)  Subtotal \$ 10,313,780 \$ 5,678,79   Contingency, WSST, Design Services \$ 2,114,325 \$ 1,164,15   Total Budgetary Construction Cost \$ 12,428,105 \$ 6,842,94   Cost Difference \$ (5,585,15    EIS Recommended Mitigation - Acquisition of additional property along Kincaid - Wool-Zee (February 17, 2014) RLB & DLR Group Comments (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid - Wool-Zee (February 17, 2014) RLB & Subtotal EIS Mitigation - Development of additional property along Kincaid \$ 365,904 \$ - Contingency, WSST, Design Services \$ 275,812 \$ - Contingency, WSST, Design Services \$ 13,986,764 \$ 6,842,94   Grand Total Budgetary Construction Cost \$ 13,986,764 \$ 6,842,94		\$ 257,595	5 \$ 81,552
Existing Utility Relocation or Removal, Offsite Improvements - Semrau Engineering (February 14, 2014)   \$ 1,433,700   \$ 703,57		\$ 1,481,753	3 \$ 608,604
Semrau Engineering (February 14, 2014)  Subtotal  Subtot		\$ 145,310	0 \$ 109,060
Contingency, WSST, Design Services \$ 2,114,325 \$ 1,164,15  Total Budgetary Construction Cost \$ 12,428,105 \$ 6,842,94  Cost Difference \$ (5,585,15)  EIS Recommended Mitigation - Acquisition of additional property along Kincaid \$ 522,720 \$  EIS Recommended Mitigation - Demolition of existing structures on property along Kincaid - Wool-Zee (February 17, 2014) RLB & 394,223 \$  DLR Group Comments (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid \$ 365,904 \$  EIS Recommended Mitigation - Development of additional property along Kincaid \$ 1,282,847 \$  Contingency, WSST, Design Services \$ 275,812 \$  Total Budgetary Construction Cost EIS Mitigation \$ 1,558,659 \$  Grand Total Budgetary Construction Cost \$ 13,986,764 \$ 6,842,94		\$ 1,433,700	0 \$ 703,570
Total Budgetary Construction Cost \$ 12,428,105 \$ 6,842,94 Cost Difference \$ (5,585,15	Subtotal	\$ 10,313,780	0 \$ 5,678,794
Cost Difference \$ (5,585,15)  EIS Recommended Mitigation - Acquisition of additional property along Kincaid \$ 522,720 \$	Contingency, WSST, Design Services	\$ 2,114,325	5 \$ 1,164,153
EIS Recommended Mitigation - Acquisition of additional property along Kincaid  EIS Recommended Mitigation - Demolition of existing structures on property along Kincaid - Wool-Zee (February 17, 2014) RLB & Subtraction Structures on property along Kincaid - Wool-Zee (February 17, 2014) RLB & Subtraction Structures on property along Kincaid Subtraction Su	Total Budgetary Construction Cost	\$ 12,428,105	5 \$ 6,842,947
along Kincaid  EIS Recommended Mitigation - Demolition of existing structures on property along Kincaid - Wool-Zee (February 17, 2014) RLB & 394,223 \$ - DLR Group Comments (February 23, 2014)  EIS Recommended Mitigation - Development of additional property along Kincaid  Subtotal EIS Mitigation \$ 1,282,847 \$ - Contingency, WSST, Design Services \$ 275,812 \$ - Total Budgetary Construction Cost EIS Mitigation \$ 1,558,659 \$ - Grand Total Budgetary Construction Cost	Cost Difference		\$ (5,585,158
on property along Kincaid - Wool-Zee (February 17, 2014) RLB & SPARCE STANDARD STAND		\$ 522,720	0 \$ -
property along Kincaid  Subtotal EIS Mitigation  \$ 1,282,847 \$ -  Contingency, WSST, Design Services  \$ 275,812 \$ -  Total Budgetary Construction Cost EIS Mitigation  \$ 1,558,659 \$ -  Grand Total Budgetary Construction Cost  \$ 13,986,764 \$ 6,842,94	EIS Recommended Mitigation - Demolition of existing structures on property along Kincaid - Wool-Zee (February 17, 2014) RLB &	\$ 394,223	3 \$ -
Contingency, WSST, Design Services \$ 275,812 \$ - Total Budgetary Construction Cost EIS Mitigation \$ 1,558,659 \$ -  Grand Total Budgetary Construction Cost \$ 13,986,764 \$ 6,842,94		\$ 365,904	4 \$ -
Total Budgetary Construction Cost EIS Mitigation \$ 1,558,659 \$ -  Grand Total Budgetary Construction Cost \$ 13,986,764 \$ 6,842,94	Subtotal EIS Mitigation	\$ 1,282,847	7 \$ -
Grand Total Budgetary Construction Cost \$ 13,986,764 \$ 6,842,94	Contingency, WSST, Design Services	\$ 275,812	2 \$ -
	Total Budgetary Construction Cost EIS Mitigation	\$ 1,558,659	9 \$ -
Cost Difference \$ (7,143,81	,	\$ 13,986,764	, ,
	Cost Difference		\$ (7,143,817

Operational	Alf Christensen Seed	Truck City
Square Foot of Facility - February 12, 2014	104,756.00	104,756.00
Average Travel Time to Site	2.195 minute average travel time	
Average Travel Distance to Site	0.5 miles	1.7 miles
Operational Cost Impacts, DLR Group all Department Analysis (February 13, 2014)		
Travel Time		
Additional Annual Operational Time (Hours)	1,227.29	2,683.82
Additional Annual Operational Time (Cost)	\$ 61,293	\$ 134,035
Travel Distance		
Additional Annual Operational Travel Costs (Miles)	16,773.90	57,031.26
Additional Annual Operational Travel Costs (Cost)	\$ 9,226	\$ 31,367
Subtotal	\$ 70,519	\$ 165,402
Annual Cost Difference  30 Year Net Present Cost Difference	\$ (94,883) \$ (2.846,499,37)	
SU Tear Net Present Cost Difference	\$ (2,846,499.37)	

