

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

Construction	Alf Christensen Seed	Truck City
Square Foot of Facility - February 12, 2014	104,756.00	104,756.00
Site SF	355,995.00	452,482.00
Site Acreage	8.17	10.38
Skagit County Jail Land Acquisition - (June 20, 2013)	\$ 3,559,960	\$ 3,150,541
General Conditions due to Longer Construction Schedule - Deep Foundations, Demolition & Excavation & Fill	\$ 471,750	\$ -
Foundation Enhancements & Fill and Grade costs due to Soil Conditions - MTC Final Soils Report (October 8, 2013) & DLR Group (October 3, 2013)	\$ 2,490,846	\$ 911,455
Traffic Impact Fees - DEA (November 06, 2013)	\$ 62,526	\$ 60,687
Environmental Abatement Costs - Building - Argus Pacific (February 17, 2014)	\$ 410,340	\$ 53,325
Environmental Containment Cost - Site - MTC Phase III Environmental Feasibility (February 21, 2014)	\$ 257,595	\$ 81,552
Existing Structure Demolition - Wool-Zee (February 17, 2014) with RLB & DLR Group Comments (February 23, 2014)	\$ 1,481,753	\$ 608,604
Access and Frontage Improvements - Semrau Engineering (February 14, 2014)	\$ 145,310	\$ 109,060
Existing Utility Relocation or Removal, Offsite Improvements - Semrau Engineering (February 14, 2014)	\$ 1,433,700	\$ 703,570
Subtotal	\$ 10,313,780	\$ 5,678,794
Contingency, WSST, Design Services	\$ 2,114,325	\$ 1,164,153
Total Budgetary Construction Cost	\$ 12,428,105	\$ 6,842,947
Cost Difference		\$ (5,585,158)
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 & DLR Group Comments (February 23, 2014)	\$ 394,223	\$ -
EIS Recommended Mitigation - Development of additional property along Kincaid	\$ 365,904	\$ -
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	\$ 6,842,947
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	4.8 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	\$ (94,883)	
30 Year Net Present Cost Difference	\$ (2,846,499.37)	