

**Annexation Costs for WHI per PSC Terms
(City Estimates)**

May 28, 2013

Worley Parsons Concept

Terminal Operations (acres)	278.0
Dock (acres)	6.4
Total (acres)	284.4
Sq. ft.	12,388,464

Proposal Element	Cost per City estimates (2012\$)
Wetland + shallow water mit. (Federal State permits)	\$8.5 - 10.1M
Forest mitigation – Government Island (174 acres planting, 296 enhancement) + WHI (124 acres enhancement, 22 acres planting) + additional amount to reach 110% of function, amount based on proxy project	\$16-19M
Forest mitigation – placeholder to represent lease of GI – payment to Aviation Division	\$3M
Floodplain project based on revised scenario with more detailed prescription	\$16-32M
Grassland mitigation –grant to third party entity for Western Meadowlark conservation	\$1.5M
Transportation – Reconstruct NHID (Project is \$10-24M, estimate reflects assumption of how much Port may actually pay – local match on state/federal grant.)	\$2.425 - 9.7M
Community benefit grant (\$100k for the first 10 years. Funded later – ongoing - by 50 cents per truck entering gatehouse, upon terminal opening)	\$1.4M
HIA follow up (\$95,000 to BPS + MCHD, plus set-aside to implement recommendations)	\$1.1M
Grant to a qualified housing organization to replace and weatherize older manufactured homes in park. One time grant (administered by Housing Bureau)	\$3.6 M
Open Space follow up planning	\$0.2 M
WHI recreation/trail development	\$2.4 M
10 years of WHI recreation (trail) O&M	\$0.335 - \$1.0M
Purchase properties on Hayden Island for more active community park (2.7 acres+)	\$3 M
Capital improvements to the 2.7 acres	\$7.6M
10 years of O&M for 2.7 acre park	\$2.2M
TOTAL Annexation	\$69.26 - \$96.80

Note: Design, engineering, construction management, contingency are built into individual line items where applicable. Some amounts are fixed per IGA.

Cost per sq ft. = \$5.59– \$7.81 annexation only

Site Preparation	Cost per Worley Parsons
Site clearing and prep	\$.566M
Fill, excavation and erosion control	\$33.6M
Street access to the site	\$.45M
Roads within the site	\$3M
Water connections to the site	\$.1M
Sewer connections to the site (may be reduced significantly by building on-site system with DEQ outfall permit, separate from City system)	\$3M - \$5.9M
Power/electrical – off site only	\$.95M
Buffer	\$.32M
SUBTOTAL	\$41.99 - \$44.89
Design, engineering, construction management, contingency (38%)	\$15.96 - \$17.06M
TOTAL Site Preparation	\$57.94 - \$61.95M

Cost per sq ft. = \$4.68 - \$5.00 – site preparation

Grand Total (both Annexation and Site preparation) = \$127.2M - \$158.75M

Total per sq ft. = \$10.27 - \$12.81