

**Updated Estimated Cost Analysis (12/31/2020)**

Site	Archie Cannon	Archie Cannon Corrected	Air Park	Air Park Corrected
Wetland and Waters Impacts	app. .5 acres & 1,953 lf stream	app. .5 acres & 1,953 lf stream	14.8 acres	14.8 acres
<b>Estimated Development Cost</b>				
Mitigation Cost <sup>1</sup>	\$ 620,900.00	\$ 67,136.00	\$ 1,029,350.00	\$ 1,029,350.00
Assessed Value <sup>2</sup>	\$ 9,326,600.00	\$ 7,696,075.52	\$ 4,406,000.00	\$ 4,406,000.00
Extension Hill Carter Parkway <sup>3</sup>	\$ 10,900,000.00	(Cost not allowed)	\$ -	\$ -
Signalization of Archie Cannon Dr/RT	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -
Sanitary sewer relocation	\$ 750,000.00	\$ 750,000.00	\$ -	\$ -
Sanitary Pump Station and FM	\$ -	\$ -	\$ -	\$ -
Site Retaining Wall	\$ -	\$ -	\$ -	\$ -
Sliding Hill Improvements (curve softening)	\$ -	\$ -	\$ 500,000.00	\$ 500,000.00
New Turn and Acceleration Lane Sliding Hill Road	\$ -	\$ -	\$ 290,000.00	\$ 290,000.00
Sanitary Trunk Sewer Extension / Paid by Hanover County <sup>4</sup>	\$ -	\$ -	(Cost omitted in error)	\$ 1,500,000.00
Signalization of Sliding Hill / New Ashcake <sup>5</sup>			(Cost omitted in error)	\$ 500,000.00
Sanitary Trunk Sewer Extension Along Little River (14,000LF @ \$200/LF)	\$ -	\$ -	\$ -	\$ -
I-95 Bore for Force Main Extension (700FL @ \$500/LF)	\$ -	\$ -	\$ -	\$ -
I-95 Bore for Sanitary Main Extension (700FL @ \$750/LF)	\$ -	\$ -	\$ -	\$ -
Ellet's Crossing and Hickory Hill Road Improvements (Blenheim ~9,500 LF @ \$2,500/FL)(Graymont ~3,500FL @ \$2,500)	\$ -	\$ -	\$ -	\$ -
12" Water Main Extension Along Hickory Hill Road (6,700 LF @ \$150/LF)	\$ -	\$ -	\$ -	\$ -
I-95 Bore for Water Main Extension (700LF@ \$500/LF)	\$ -	\$ -	\$ -	\$ -
Offsite Easement Acquisition (8,300LF @ \$60/LF)	\$ -	\$ -	\$ -	\$ -
Lost Cost Savings Due Required Rezoning (est. 39 weeks X \$150k/week) <sup>5</sup>	\$ 5,850,000.00	(Cost not allowed)	\$ -	\$ -
Lost Cost Savings Due to Offsite Easment Acquisition (est. 78 weeks X \$150k/week)	\$ -	\$ -	\$ -	\$ -
Est. Cost Total:	<del>\$ 27,947,500.00</del>	\$ 9,013,211.52	<del>\$ 6,225,350.00</del>	\$ 8,225,350.00
Difference:	<del>\$ 21,722,150.00</del>	\$ 787,861.52		
Order of magnitude expense to preferred site	4.5		1.1	
Difference in Cost as Submitted by Wegmans	\$ 21,722,150.00			
Actual Difference in Cost	\$ 787,861.52			
<b>Total of Cost Exagerration by Wegmans</b>	<b>\$ 20,934,288.48</b>			

<sup>1</sup>In a separate wetlands permit, Scannelle Properties proposes a 1.7 million square foot facility on Archie Cannon thatr would impact .82 acres of wetlands and 104 lf of streams.

<sup>2</sup>In their planning documents, Wegmans noted that they did not intend to use the entire Archie Cannon site. Approximately 50 acres was to remain open for a separate mixed-use development. Using the Wegmans provided assessed values, Archie Cannon is \$32,910 per acre or \$1,630,524.48. Actual costs must be adjusted to reflect this difference.

<sup>3</sup>DEQ has advised Wegmans that because this road is not required by the Town of Ashland that this cost must be removed.

<sup>4</sup>Hanover County agreed to provide Water and Sanitary Sewer service to the Air Park site. This expense of the development must be included.

<sup>4</sup>Hanover County agreed to provide signalization of the Sliding Hill / New Ashcake intersection. Wegmans offered to provide the signal or straighten the curve, but not both.

<sup>6</sup>This cost is not allowed as a matter of law. DEQ has told Wegmans to remove it.