

Updated Estimated Cost Analysis (9/28/2020)

Site	Flippo	Blenheim	Archie Cannon	Graymont	Air Park
Wetland and Waters Impacts	app. 15 acres	app. 16.4 acres & app. 2,366 lf stream	app. .5 acres & 1,953 lf stream	app. 1.1 acres and 689 lf stream	14.8 acres
Estimated Development Cost					
Mitigation Cost	\$ 1,050,000.00	\$ 1,857,800.00	\$ 620,900.00	\$ 283,700.00	\$ 1,029,350.00
Assessed Value	\$ 2,005,100.00	\$ 1,865,700.00	\$ 9,326,600.00	\$ 1,993,000.00	\$ 4,406,000.00
Extension Hill Carter Parkway	\$ -	\$ -	\$ 10,900,000.00	\$ -	\$ -
Signalization of Archie Cannon Dr/RT	\$ -	\$ -	\$ 500,000.00	\$ -	\$ -
Sanitary sewer relocation	\$ -	\$ -	\$ 750,000.00	\$ -	\$ -
Sanitary Pump Station and FM	\$ -	\$ 1,800,000.00	\$ -	\$ 1,500,000.00	\$ -
Site Retaining Wall	\$ -	\$ -	\$ -	\$ 2,800,000.00	\$ -
Sliding Hill Road Improvements (curve softening)	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
New Turn and Acceleration Lane Sliding Hill Road	\$ -	\$ -	\$ -	\$ -	\$ 290,000.00
Sanitary Trunk Sewer Extension Along Little River (14,000LF @ \$200LF)	\$ 2,800,000.00	\$ -	\$ -	\$ -	\$ -
I-95 Bore for Force Main Extension (700LF @\$500/LF)	\$ -	\$ 350,000.00	\$ -	\$ -	\$ -
I-95 Bore for Sanitary Main Extension (700LF @\$750/LF)	\$ 525,000.00	\$ -	\$ -	\$ -	\$ -
Ellet's Crossing and Hickory Hill Road Improvements (Blenheim~9,500 LF @ \$2,500LF)(Graymont ~3,500LF @ \$2,500)	\$ -	\$ 23,750,000.00	\$ -	\$ 8,750,000.00	\$ -
12" Water Main Extension Along Hickory Hill Road (6,700 LF @\$150/LF)	\$ -	\$ 1,005,000.00	\$ -	\$ -	\$ -
I-95 Bore for Water Main Extension (700LF@\$500/LF)	\$ -	\$ 350,000.00	\$ -	\$ -	\$ -
Offsite Easement Acquisition (8,300LF @ \$60/LF)	\$ 498,000.00	\$ -	\$ -	\$ -	\$ -
Lost Cost Savings Due Required Rezoning (est. 39 weeks X \$150k/week)*	\$ 5,850,000.00	\$ 5,850,000.00	\$ 5,850,000.00	\$ -	\$ -
Lost Cost Savings Due to Offsite Easement Acquisition (est. 78 weeks X \$150k/week)*	\$ 11,700,000.00	\$ -	\$ -	\$ -	\$ -
Est. Cost Total:	\$ 18,578,100.00	\$ 36,828,500.00	\$ 27,947,500.00	\$ 15,326,700.00	\$ 6,225,350.00
Difference:	\$ 12,352,750.00	\$ 30,603,150.00	\$ 21,722,150.00	\$ 9,101,350.00	
Order of magnitude expense to preferred site	3.0	5.9	4.5	2.5	

* The Flippo site would require the acquisition of offsite easements. Based on this requirement, the total lost cost savings is based on the longer line item which is estimated to take 9 months longer, and not the combined lost cost savings of easement acquisition and rezoning, since they can run concurrently.

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
Estimated Development Cost				
Mitigation Cost ¹	\$ 620,900.00	\$ 67,136.00	\$ 1,029,350.00	\$ 1,029,350.00
Assessed Value ²	\$ 9,326,600.00	\$ 7,696,075.52	\$ 4,406,000.00	\$ 4,406,000.00
Extension Hill Carter Parkway ³	\$ 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 ⁴	\$ -	\$ -	(Cost omitted in error)	\$ 1,500,000.00
Signalization of Sliding Hill / New Ashcake ⁵			(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/LF)(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) ⁵	\$ 5,850,000.00	(Cost not allowed)	\$ -	\$ -
Lost Cost Savings Due to Offsite Easment Acquisition (est. 78 weeks X \$150k/week)	\$ -	\$ -	\$ -	\$ -
Est. Cost Total:	\$ 27,947,500.00	\$ 9,013,211.52	\$ 6,225,350.00	\$ 8,225,350.00
Difference:	\$ 21,722,150.00	\$ 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			
Total of Cost Exagerration by Wegmans	\$ 20,934,288.48			

¹In 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.

²In 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.

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

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

⁴Hanover 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.

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