

ANSWERS

Vol. 6: Comparative Cost of Prospective Sites August 2015



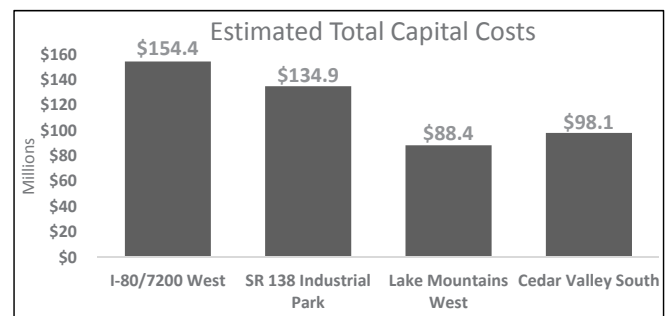
The Prison Relocation Commission (PRC) has spent several months conducting technical evaluations of each of the four finalist sites under consideration as the location for the new Utah State Correctional Facility. These four sites are:

- I-80 / 7200 West in Salt Lake County, 3 miles west of the Salt Lake City International Airport
- Lake Mountains West in Utah County, at the southernmost part of Eagle Mountain City
- Cedar Valley South in Utah County, at the southernmost portion of the Town of Fairfield
- SR 138 Industrial Park Site in Tooele County, immediately west of the Walmart Distribution Center

As a part of the PRC's evaluations, studies have been performed addressing both the short-term costs of constructing on each site and the long-term costs of operating a correctional facility on each site. This document provides a comparative analysis of the costs associated with each potential host site.

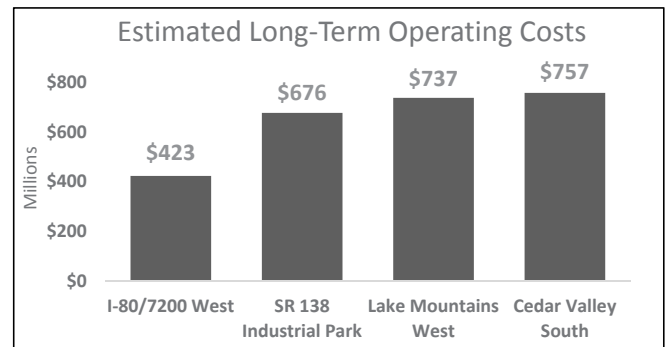
Capital Cost of Construction

Each of the four finalist sites has unique characteristics that impact the capital cost of construction. These include soil conditions, access to key infrastructure, access to transportation networks, and land acquisition costs. Initial capital costs vary widely among sites with the Lake Mountains West site projected to be the least costly to develop and the I-80/7200 West site being the most costly.



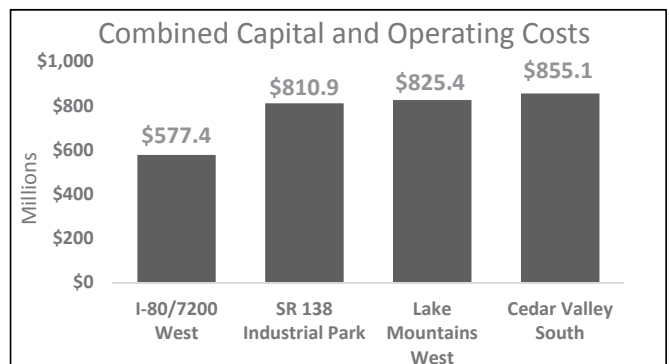
Key Long-Term Operational Costs

Key long-term operational costs for each site also vary widely. These costs are influenced by the distance between a site and services such as hospitals and courts, and the cost of utility services over time. The I-80/7200 West site is projected to have the lowest long-term operational costs while the Cedar Valley South site would have the highest.



Combined Capital and Key Operating Costs

Combining the total site preparation capital costs for each site with the total long-term operational costs for that site provides a more full understanding of the total costs associated with the site. Combining both sets of costs for each site reveals that the I-80/7200 West site is the least costly alternative of the four sites, being \$233.5 million less expensive than the next-closest site.



Detailed Inputs

The following tables provide a breakdown of the initial estimated capital construction costs and the long-term operational costs. Sites with the highest cost in a given category are highlighted in red, while sites with the lowest costs are highlighted in green.

Initial Capital Construction Costs

Category	1-80/7200 West	SR138 Industrial Park	Lake Mountains West	Cedar Valley South
Approx. Land Acquisition	\$30,000,000	\$20,000,000	\$10,000,000	\$5,000,000
Site Preparation	\$60,000,000	\$34,000,000	\$8,000,000	\$10,000,000
Water Supply	\$22,100,000	\$18,200,000	\$16,800,000	\$26,900,000
Wastewater Treatment	\$15,900,000	\$40,900,000	\$9,400,000	\$14,200,000
Electric Power	\$13,400,000	\$19,900,000	\$20,600,000	\$32,600,000
Natural Gas	\$5,000,000	\$350,000	\$2,200,000	\$7,900,000
Roads	\$8,000,000	\$1,500,000	\$21,400,000	\$1,500,000
Capital Costs Subtotal	\$154,400,000	\$134,850,000	\$88,400,000	\$98,100,000
Difference From Lowest	\$66,000,000	\$46,450,000	-	\$9,700,000

Key Long-Term Operational Costs

Category	1-80/7200 West	SR138 Industrial Park	Lake Mountains West	Cedar Valley South
Water Supply	\$16,000,000	\$41,000,000	\$47,000,000	\$47,000,000
Wastewater Treatment	\$10,000,000	\$24,000,000	\$94,000,000	\$97,000,000
Electric Power	\$75,000,000	\$75,000,000	\$75,000,000	\$71,000,000
Natural Gas	\$82,000,000	\$82,000,000	\$82,000,000	\$77,000,000
Communications	\$21,000,000	\$21,000,000	\$21,000,000	\$21,000,000
Inmate Transportation	\$191,900,000	\$365,500,000	\$350,200,000	\$375,900,000
Vendor Freight	\$24,800,000	\$66,200,000	\$66,400,000	\$67,300,000
Road Maintenance	\$100,000	\$200,000	\$200,000	\$100,000
Operational Costs Subtotal	\$423,000,000	\$676,000,000	\$737,000,000	\$757,000,000
Difference From Lowest	-	\$253,000,000	\$314,000,000	\$334,000,000

Grand Total Capital and Key Long-Term Costs

Category	1-80/7200 West	SR138 Industrial Park	Lake Mountains West	Cedar Valley South
Grand Total	\$577,400,000	\$810,850,000	\$825,400,000	\$855,100,000
Difference From Lowest		\$233,450,000	\$248,000,000	\$277,700,000

Interested in Learning More?

For information about the PRC visit: www.le.utah.gov/prc.

To provide feedback, contact: prisonrelocation@le.utah.gov or:

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