TABLE 8. COST ESTIMATES FOR ALTERNATIVE 4

ALTERNATIVE 4. BUILDING DEMOLITION, EXCAVATION, OFF-SITE DISPOSAL, AND INSTITUTIONAL CONTROLS

COST ITEMS	QTY	UNIT	UNIT COST	TOTAL COST	
Capital Costs					
Construction Costs					
Mobilization/Demobilization	1	Lump Sum	$10,000	$10,000	
Building Demolition	1	Lump Sum	$20,000	$20,000	Includes debris disposal.
Soil sampling	20	Samples	$200	$4,000	
Remove DW1, DW2, ust, and drains	1	Lump Sum	$10,000	$10,000	
Incinerate liquid PCBs, sediments	3	tons	$2,300	$6,900	
Site clearing/Preparation	0.65	acres	$10,000	$6,500	
Excavate soils	1360	Cubic Yards	$4	$5,440	
Soils handling/staging	1360	Cubic Yards	$13	$17,680	
Laboratory confirmation	75	Samples	$200	$15,000	
Disposal Fee - soils	1360	Cubic Yards	$180	$244,800	
Backfill/soil compacting	1360	Cubic Yards	$14	$19,040	
Subtotal				$359,360	
Contingency	30%			$107,808	
Subtotal				$467,168	
Project Management	8%			$37,373.44	
Remedial Design	15%			$70,075	
Construction Management	10%			$46,716.80	
Institutional Controls					
Institutional Controls Plan	1	Lump Sum	$5,000	$5,000	
Deed Restrictions	1	Lump Sum	$5,000	$5,000	
Fences	1	Lump Sum	$2,000	$2,000	
Subtotal				$12,000	
Total Capital Cost				**$633,333**	
Annual O & M Cost					
Fence Maintenance	1	Lump Sum	$1,000	$1,000	
Subtotal				$1,000	
Contingency	30%			$300	
Total Annual O & M Costs				**$1,300**	

PRESENT VALUE ANALYSIS

COST TYPE	YEAR	TOTAL COST	TOTAL COST/YEAR	DISCOUNT FACTOR (7%)	PRESENT VALUE
Capital Cost	0	$633,333	$633,333	1	$633,333.44
Annual O&M Cost	1 - 30	$39,000	$1,300	12.409	$16,131.70
			TOTAL PRESENT VALUE OF ALTERNATIVE 4		**$649,465.14**