

Appendix M – Cost-Benefit Analysis

Environmental Statement
East-West Arterial Extension:
Section 2 (Woodland Drive – Lookout Road)
Section 3 (Lookout Road – Frank Sound Road)

Appendix M.1 – Cost-Benefit Analysis Results Including Solar Array

TAG Discounting (3.5% for 30 years then 3.0%)			
Benefits PV			
Proposed - No Build Low Growth	\$	904,468,298	
Proposed - No Build Medium Growth	\$	1,090,797,725	
Costs PV			
Proposed - No Build	\$	620,273,519	
	NPV (Benefits - Costs)	Benefit to Cost Ratio	
Proposed - No Build Low Growth	\$	284,194,780	1.5
Proposed - No Build Medium Growth	\$	470,524,206	1.8

WebTAG Discounting Values

5% Discounting			2% Discounting				
Benefits PV			Benefits PV				
Proposed - No Build Low Growth	\$	476,730,539	Proposed - No Build Low Growth	\$	1,388,648,397		
Proposed - No Build Medium Growth	\$	550,635,665	Proposed - No Build Medium Growth	\$	1,661,200,849		
Costs PV			Costs PV				
Proposed - No Build High Growth	\$	505,158,049	Proposed - No Build High Growth	\$	749,786,154		
	NPV (Benefits - Costs)	Benefit to Cost Ratio		NPV (Benefits - Costs)	Benefit to Cost Ratio		
Proposed - No Build Low Growth	\$	(28,427,510)	0.9	Proposed - No Build Low Growth	\$	638,862,242	1.9
Proposed - No Build Medium Growth	\$	45,477,616	1.1	Proposed - No Build Medium Growth	\$	911,414,695	2.2

Sensitivity Analysis Discounting Values

Cost Summary

Summary of Estimated Construction and Maintenance Costs (2024 US Dollars)						
		New Construction w/ Contingency	Rehab Construction w/ Contingency	Terrestrial Ecology Mitigation w/ Contingency	ROW	Total Road Cost By Year w/ Contingency
Proposed Project minus No Build Summary	2024 Totals:				20,334,257	20,334,257
	2026 Totals:	262,825,877	(18,852,741)	15,585,732		259,558,868
	2036 Totals:	158,054,597	109,512,353	9,351,439		276,918,389
	2046 Totals:	96,596,762	56,055,494	3,117,146		155,769,403
	2060 Totals:	71,059,125	125,197,938	3,117,146		199,374,210
	2074 Totals:	14,429,616	57,900,536	-		72,330,152
	Total	602,965,977	329,813,580	31,171,464	20,334,257	984,285,278

Proposed Project minus No-Build Costs

	N	Year	Cost Categories: all values in constant US 2023 \$							Present Value Costs				Present Value Costs Using We
			New Construction Cost Subtotal w/ Contingency	Rehab Construction Cost Subtotal w/ Contingency	ROW Cost	Potential Mitigation Cost w/ Contingency	Total Road Cost w/ Contingency	Total Solar Cost	Total Cost	Total Costs Discounted	Total Costs Discounted	Total Costs Discounted	Total Costs Discounted	WebTAG Discount Schedule
	1	2024	-	-	20,334,257	-	20,334,257	-	20,334,257	19,935,546	19,741,997	19,646,625	19,365,959	3.5%
	2	2025	-	-	-	-	-	-	-	-	-	-	-	3.5%
	3	2026	262,825,877	(18,852,741)	-	15,585,732	259,558,868	-	259,558,868	244,588,118	237,533,133	234,107,227	224,216,709	3.5%
	4	2027	-	-	-	-	-	-	-	-	-	-	-	3.5%
	5	2028	-	-	-	-	-	-	-	-	-	-	-	3.5%
	6	2029	-	-	-	-	-	-	-	-	-	-	-	3.5%
	7	2030	-	-	-	-	-	-	-	-	-	-	-	3.5%
	8	2031	-	-	-	-	-	-	-	-	-	-	-	3.5%
	9	2032	-	-	-	-	-	-	-	-	-	-	-	3.5%
	10	2033	-	-	-	-	-	-	-	-	-	-	-	3.5%
	11	2034	-	-	-	-	-	-	-	-	-	-	-	3.5%
	12	2035	-	-	-	-	-	-	-	-	-	-	-	3.5%
	13	2036	158,054,597	109,512,353	-	9,351,439	276,918,389	-	276,918,389	214,066,922	188,567,948	177,062,768	146,855,734	3.5%
	14	2037	-	-	-	-	-	-	-	-	-	-	-	3.5%
	15	2038	-	-	-	-	-	-	-	-	-	-	-	3.5%
	16	2039	-	-	-	-	-	-	-	-	-	-	-	3.5%
	17	2040	-	-	-	-	-	-	-	-	-	-	-	3.5%
	18	2041	-	-	-	-	-	-	-	-	-	-	-	3.5%
	19	2042	-	-	-	-	-	-	-	-	-	-	-	3.5%
	20	2043	-	-	-	-	-	-	-	-	-	-	-	3.5%
	21	2044	-	-	-	-	-	-	-	-	-	-	-	3.5%
	22	2045	-	-	-	-	-	65,176,000	65,176,000	42,158,381	34,014,866	30,577,362	22,280,407	3.5%
	23	2046	96,596,762	56,055,494	-	3,117,146	155,769,403	558,292	156,327,695	99,136,133	79,209,953	70,861,098	50,895,812	3.5%
	24	2047	-	-	-	-	-	558,292	558,292	347,102	274,643	244,508	173,108	3.5%
	25	2048	-	-	-	-	-	558,292	558,292	340,296	266,643	236,240	164,865	3.5%
	26	2049	-	-	-	-	-	558,292	558,292	333,624	258,877	228,251	157,014	3.5%
	27	2050	-	-	-	-	-	558,292	558,292	327,082	251,337	220,532	149,538	3.5%
	28	2051	-	-	-	-	-	558,292	558,292	320,669	244,016	213,075	142,417	3.5%
	29	2052	-	-	-	-	-	558,292	558,292	314,381	236,909	205,869	135,635	3.5%
	30	2053	-	-	-	-	-	558,292	558,292	308,217	230,009	198,907	129,176	3.5%
	31	2054	-	-	-	-	-	558,292	558,292	302,173	223,310	192,181	123,025	3.0%
	32	2055	-	-	-	-	-	558,292	558,292	296,248	216,805	185,682	117,167	3.0%
	33	2056	-	-	-	-	-	558,292	558,292	290,440	210,491	179,403	111,587	3.0%
	34	2057	-	-	-	-	-	558,292	558,292	284,745	204,360	173,336	106,274	3.0%
	35	2058	-	-	-	-	-	558,292	558,292	279,161	198,408	167,475	101,213	3.0%
	36	2059	-	-	-	-	-	558,292	558,292	273,688	192,629	161,811	96,393	3.0%
	37	2060	71,059,125	125,197,938	-	3,117,146	199,374,210	558,292	199,932,502	96,089,746	66,973,977	55,987,420	32,876,027	3.0%
	38	2061	-	-	-	-	-	558,292	558,292	263,060	181,571	151,053	87,432	3.0%
	39	2062	-	-	-	-	-	558,292	558,292	257,902	176,283	145,945	83,268	3.0%
	40	2063	-	-	-	-	-	558,292	558,292	252,845	171,148	141,009	79,303	3.0%
	41	2064	-	-	-	-	-	558,292	558,292	247,887	166,163	136,241	75,527	3.0%
	42	2065	-	-	-	-	-	558,292	558,292	243,027	161,324	131,634	71,930	3.0%
	43	2066	-	-	-	-	-	558,292	558,292	238,262	156,625	127,182	68,505	3.0%
	44	2067	-	-	-	-	-	558,292	558,292	233,590	152,063	122,881	65,243	3.0%
	45	2068	-	-	-	-	-	558,292	558,292	229,010	147,634	118,726	62,136	3.0%
	46	2069	-	-	-	-	-	558,292	558,292	224,519	143,334	114,711	59,177	3.0%
	47	2070	-	-	-	-	-	558,292	558,292	220,117	139,159	110,832	56,359	3.0%
	48	2071	-	-	-	-	-	558,292	558,292	215,801	135,106	107,084	53,675	3.0%
	49	2072	-	-	-	-	-	558,292	558,292	211,569	131,171	103,463	51,119	3.0%
	50	2073	-	-	-	-	-	558,292	558,292	207,421	127,350	99,964	48,685	3.0%
	51	2074	14,429,616	57,900,536	-	-	72,330,152	558,292	72,888,444	26,549,107	16,142,107	12,609,586	6,053,470	3.0%
	52	2075	-	-	-	-	-	558,292	558,292	199,367	123,641	96,584	44,159	3.0%
		Total	\$ 602,965,977	\$ 329,813,580	\$ 20,334,257	\$ 31,171,464	\$ 963,951,021	\$ 81,924,760	\$ 1,066,210,038	\$ 749,786,154	\$ 647,304,989	\$ 605,166,665	\$ 505,158,049	

bTAG Discount Schedule

New Construction Cost Subtotal w/ Contingency	Rehab Construction Cost Subtotal w/ Contingency	ROW Cost	Potential Mitigation Cost w/ Contingency	Total Road Cost w/ Contingency	Total Solar Cost	Total Cost
Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%
-	-	19,646,625	-	19,646,625	-	19,646,625
-	-	-	-	-	-	-
237,053,883	(17,004,093)	-	14,057,437	234,107,227	-	234,107,227
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
101,060,766	70,022,653	-	5,979,349	177,062,768	-	177,062,768
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	30,577,362	30,577,362
43,785,924	25,409,150	-	1,412,958	70,608,032	253,066	70,861,098
-	-	-	-	-	244,508	244,508
-	-	-	-	-	236,240	236,240
-	-	-	-	-	228,251	228,251
-	-	-	-	-	220,532	220,532
-	-	-	-	-	213,075	213,075
-	-	-	-	-	205,869	205,869
-	-	-	-	-	198,907	198,907
-	-	-	-	-	223,310	223,310
-	-	-	-	-	216,805	216,805
-	-	-	-	-	210,491	210,491
-	-	-	-	-	204,360	204,360
-	-	-	-	-	198,408	198,408
-	-	-	-	-	192,629	192,629
23,803,594	41,939,173	-	1,044,191	66,786,958	187,018	66,973,977
-	-	-	-	-	181,571	181,571
-	-	-	-	-	176,283	176,283
-	-	-	-	-	171,148	171,148
-	-	-	-	-	166,163	166,163
-	-	-	-	-	161,324	161,324
-	-	-	-	-	156,625	156,625
-	-	-	-	-	152,063	152,063
-	-	-	-	-	147,634	147,634
-	-	-	-	-	143,334	143,334
-	-	-	-	-	139,159	139,159
-	-	-	-	-	135,106	135,106
-	-	-	-	-	131,171	131,171
-	-	-	-	-	127,350	127,350
3,195,629	12,822,837	-	-	16,018,466	123,641	16,142,107
-	-	-	-	-	120,040	120,040
\$ 408,899,796	\$ 133,189,721	\$ 19,646,625	\$ 22,493,935	\$ 584,230,077	\$ 36,043,442	\$ 620,273,519

Proposed Project 2074 Low Scenario minus No-Build Benefits

N	Year	Undiscounted Benefit Categories: all values in constant 2024 \$ (sign may be "+" or "-" value)										Total Benefits w Solar (Undiscounted)	
		Traffic Benefits	Noise Benefits	Traffic-Related Carbon Emissions	Estimated Peat Removal Carbon Emissions from Construction	Annual Carbon Sequestration Loss	Bulk Material, Construction Tailpipe, and Commuter/Delivery Tailpipe Emissions	Traffic-Related Non-Carbon Emissions	Amenity Loss	Electric Cost Savings from Solar Canopy	Carbon Emissions Savings from Solar Canopy		
1	2024	-	-	-	-	-	-	-	-	-	-	-	-
2	2025	-	-	-	-	-	-	-	-	-	-	-	-
3	2026	(6,690,493)	(1,103,720)	(9,808,855)	(28,865,971)	(166,396)	(13,102,223)	(3,686,401)	(12,620,800)	-	-	-	(76,044,858)
4	2027	(4,145,773)	(1,140,915)	(10,231,395)	-	(168,930)	-	(3,835,356)	-	-	-	-	(19,522,369)
5	2028	(1,134,521)	(1,179,364)	(10,671,495)	-	(171,502)	-	(3,980,190)	-	-	-	-	(17,137,073)
6	2029	2,438,690	(1,219,109)	(11,129,846)	-	(174,114)	-	(4,138,306)	-	-	-	-	(14,222,684)
7	2030	6,679,890	(1,260,193)	(11,607,162)	-	(176,765)	-	(4,292,222)	-	-	-	-	(10,656,453)
8	2031	11,737,521	(1,302,661)	(12,104,185)	-	(179,457)	-	(4,379,418)	-	-	-	-	(6,228,201)
9	2032	17,749,422	(1,346,561)	(12,621,682)	-	(182,190)	-	(4,467,527)	-	-	-	-	(868,538)
10	2033	24,927,653	(1,391,940)	(13,160,444)	-	(184,965)	-	(4,556,510)	-	-	-	-	5,633,794
11	2034	33,516,083	(1,438,848)	(13,721,295)	-	(187,781)	-	(4,646,320)	-	-	-	-	13,521,839
12	2035	43,822,199	(1,487,338)	(14,305,082)	-	(190,641)	-	(4,736,910)	-	-	-	-	23,102,229
13	2036	23,125,143	(1,480,350)	1,063,881	-	(193,544)	(12,639,139)	1,020,253	-	-	-	-	10,896,243
14	2037	24,959,462	(1,515,139)	1,120,562	-	(196,491)	-	1,051,445	-	-	-	-	25,419,839
15	2038	26,984,635	(1,550,744)	1,180,137	-	(199,484)	-	1,083,527	-	-	-	-	27,498,071
16	2039	29,232,471	(1,587,187)	1,242,751	-	(202,522)	-	1,116,524	-	-	-	-	29,802,037
17	2040	31,702,970	(1,624,486)	1,308,552	-	(205,606)	-	1,150,460	-	-	-	-	32,331,891
18	2041	34,427,941	(1,662,661)	1,377,390	-	(208,690)	-	1,185,361	-	-	-	-	35,119,341
19	2042	37,428,590	(1,701,734)	1,449,706	-	(211,820)	-	1,221,254	-	-	-	-	38,185,995
20	2043	40,726,123	(1,741,725)	1,525,671	-	(214,997)	-	1,258,165	-	-	-	-	41,553,237
21	2044	44,352,349	(1,782,655)	1,605,464	-	(218,222)	-	1,296,122	-	-	-	-	45,253,058
22	2045	48,328,474	(1,824,547)	1,689,272	-	(221,496)	-	1,335,155	-	-	-	(20,563,338)	28,743,521
23	2046	35,042,915	(1,283,986)	4,953,104	-	(224,818)	(10,215,685)	240,872	9,126,810	11,802,081	-	-	49,441,292
24	2047	37,587,635	(1,289,379)	5,047,244	-	(228,190)	-	241,941	9,062,785	11,895,078	-	-	62,317,114
25	2048	40,174,767	(1,294,794)	5,143,365	-	(231,613)	-	242,977	8,999,210	11,988,809	-	-	65,022,720
26	2049	42,783,105	(1,300,233)	5,241,512	-	(235,087)	-	244,020	8,936,081	12,083,278	-	-	67,752,676
27	2050	45,433,855	(1,305,693)	5,341,730	-	(238,614)	-	245,071	8,873,394	12,178,492	-	-	70,528,234
28	2051	48,116,414	(1,311,177)	5,444,066	-	(242,193)	-	246,129	8,811,147	12,274,455	-	-	73,338,841
29	2052	50,830,782	(1,316,684)	5,548,569	-	(245,826)	-	247,194	8,749,337	12,371,175	-	-	76,184,547
30	2053	53,587,562	(1,322,214)	5,655,286	-	(249,513)	-	248,267	8,687,960	12,468,657	-	-	79,076,005
31	2054	56,376,151	(1,327,768)	5,764,268	-	(253,256)	-	249,347	8,627,014	12,566,908	-	-	82,002,665
32	2055	59,207,152	(1,333,344)	5,875,567	-	(257,055)	-	250,435	8,566,496	12,665,932	-	-	84,975,183
33	2056	62,069,962	(1,338,944)	5,989,235	-	(260,911)	-	251,531	8,506,402	12,765,737	-	-	87,983,011
34	2057	64,964,581	(1,344,568)	6,105,325	-	(264,824)	-	252,634	8,446,729	12,866,328	-	-	91,026,205
35	2058	67,912,215	(1,350,215)	6,223,892	-	(268,797)	-	253,745	8,387,476	12,967,712	-	-	94,126,028
36	2059	70,891,658	(1,355,886)	6,344,994	-	(272,828)	-	254,863	8,328,637	13,069,894	-	-	97,261,332
37	2060	89,521,129	(902,574)	(24,252,821)	-	(276,921)	(16,554,916)	(887,456)	8,270,212	13,172,882	-	-	68,089,534
38	2061	93,073,134	(907,087)	(24,788,654)	-	(281,075)	-	(893,502)	8,212,196	13,276,682	-	-	87,691,694
39	2062	96,720,566	(911,623)	(25,336,211)	-	(285,291)	-	(899,585)	8,154,588	13,381,299	-	-	90,823,742
40	2063	100,452,822	(916,181)	(25,895,748)	-	(289,570)	-	(905,708)	8,097,383	13,486,740	-	-	94,029,739
41	2064	104,291,108	(920,762)	(26,467,524)	-	(293,914)	-	(911,870)	8,040,580	13,593,013	-	-	97,330,631
42	2065	108,214,218	(925,366)	(27,051,806)	-	(298,322)	-	(918,072)	7,984,176	13,700,123	-	-	100,704,950
43	2066	112,243,358	(929,992)	(27,648,867)	-	(302,797)	-	(924,314)	7,928,167	13,808,077	-	-	104,173,631
44	2067	116,378,528	(934,642)	(28,258,983)	-	(307,339)	-	(930,595)	7,872,551	13,916,881	-	-	107,736,400
45	2068	120,619,728	(939,316)	(28,882,438)	-	(311,949)	-	(936,917)	7,817,325	14,026,543	-	-	111,392,975
46	2069	124,977,561	(944,012)	(29,519,524)	-	(316,629)	-	(943,280)	7,762,486	14,137,069	-	-	115,153,672
47	2070	129,441,424	(948,732)	(30,170,535)	-	(321,378)	-	(949,683)	7,708,032	14,248,466	-	-	119,007,594
48	2071	134,021,920	(953,476)	(30,835,775)	-	(326,199)	-	(956,127)	7,653,960	14,360,741	-	-	122,965,044
49	2072	138,719,049	(958,243)	(31,515,553)	-	(331,092)	-	(962,613)	7,600,268	14,473,900	-	-	127,025,715
50	2073	143,543,414	(963,034)	(32,210,186)	-	(336,058)	-	(969,141)	7,546,952	14,587,951	-	-	131,199,898
51	2074	148,484,412	(967,850)	(32,919,995)	-	(341,099)	(11,712,511)	(975,711)	7,494,010	14,702,901	-	-	123,764,159
52	2075								7,441,440	14,240,788	-	-	21,682,228
Total		\$ 2,965,849,954	\$ (61,839,655)	\$ (452,874,520)	\$ (28,865,971)	\$ (11,948,770)	\$ (64,224,474)	\$ (41,496,445)	\$ (12,620,800)	\$ 247,693,804	\$ 376,515,255	\$ 2,916,188,378	

Present Value Benefits				Present Value Benefits Using WebTAG Discount Schedule								
Total Benefits Discounted	Total Benefits Discounted	Total Benefits Discounted	Total Benefits Discounted	WebTAG Discount Schedule - All other Impacts	WebTAG Discount Schedule - Health Impacts (noise and non-carbon emissions)	Traffic Benefits	Noise Benefits	Traffic-Related Carbon Emissions	Estimated Peat Removal Carbon Emissions from Construction	Annual Carbon Sequestration Loss	Bulk Material, Construction Tailpipe, and Commuter/Delivery Tailpipe Emissions	Non-carbon Emissions from Traffic
						Years 0-30 3.5%; Years 31-75 3%	Years 0-30 1.5%; Years 31-75 1.29%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 1.5%; Years 31-75 1.29%
2%	3%	3.5%	5%									
0	0	0	0	3.5%	1.50%	0	0	0	0	0	0	0
0	0	0	0	3.5%	1.50%	0	0	0	0	0	0	0
-71,658,768	-69,591,818	-68,588,105	-65,690,408	3.5%	1.50%	-6,034,441	-1,055,506	-8,847,025	-26,035,452	-150,079	-11,817,455	-3,525,368
-18,035,651	-17,345,372	-17,012,617	-16,061,101	3.5%	1.50%	-3,612,802	-1,074,953	-8,916,069	0	-147,212	0	-3,613,612
-15,521,575	-14,782,589	-14,428,955	-13,427,345	3.5%	1.50%	-955,236	-1,094,757	-8,985,112	0	-144,400	0	-3,694,653
-12,629,337	-11,911,274	-11,570,163	-10,613,186	3.5%	1.50%	1,983,876	-1,114,926	-9,054,137	0	-141,642	0	-3,784,656
-9,277,084	-8,664,671	-8,375,876	-7,573,342	3.5%	1.50%	5,250,333	-1,135,467	-9,123,125	0	-138,936	0	-3,867,407
-5,315,709	-4,916,599	-4,729,768	-4,215,491	3.5%	1.50%	8,913,609	-1,156,387	-9,192,058	0	-136,282	0	-3,887,658
-726,754	-665,662	-637,273	-559,867	3.5%	1.50%	13,023,301	-1,177,692	-9,260,919	0	-133,679	0	-3,907,265
4,621,674	4,192,072	3,993,903	3,458,661	3.5%	1.50%	17,671,682	-1,199,389	-9,329,687	0	-131,125	0	-3,926,195
10,875,115	9,768,464	9,261,725	7,905,939	3.5%	1.50%	22,956,697	-1,221,486	-9,398,342	0	-128,620	0	-3,944,416
18,215,950	16,203,439	15,288,669	12,864,185	3.5%	1.50%	29,000,799	-1,243,991	-9,466,864	0	-126,163	0	-3,961,892
8,423,151	7,419,812	6,967,103	5,778,511	3.5%	1.50%	14,786,312	-1,219,849	680,250	0	-123,753	-8,081,518	840,716
19,265,061	16,805,508	15,703,913	12,838,746	3.5%	1.50%	15,419,501	-1,230,064	692,263	0	-121,389	0	853,615
20,431,472	17,649,966	16,413,341	13,227,042	3.5%	1.50%	16,106,875	-1,240,365	704,413	0	-119,070	0	866,661
21,709,169	18,571,644	17,187,011	13,652,656	3.5%	1.50%	16,858,539	-1,250,753	716,702	0	-116,795	0	879,855
23,090,226	19,561,325	18,015,452	14,106,297	3.5%	1.50%	17,665,015	-1,261,227	729,130	0	-114,564	0	893,200
24,589,136	20,628,911	18,906,888	14,592,811	3.5%	1.50%	18,534,666	-1,271,789	741,533	0	-112,350	0	906,696
26,212,042	21,776,940	19,862,663	15,111,495	3.5%	1.50%	19,468,694	-1,282,439	754,073	0	-110,179	0	920,346
27,964,137	23,007,020	20,883,239	15,660,978	3.5%	1.50%	20,467,560	-1,293,179	766,750	0	-108,050	0	934,150
29,856,873	24,325,748	21,973,568	16,243,240	3.5%	1.50%	21,536,210	-1,304,009	779,566	0	-105,962	0	948,111
18,592,431	15,001,028	13,485,041	9,825,969	3.5%	1.50%	22,673,334	-1,314,929	792,523	0	-103,915	0	962,230
31,353,488	25,051,495	22,411,027	16,096,666	3.5%	1.50%	15,884,450	-911,678	2,245,171	0	-101,907	-4,630,623	171,028
38,743,889	30,655,891	27,292,225	19,322,537	3.5%	1.50%	16,461,773	-901,977	2,210,477	0	-99,938	0	169,248
39,633,355	31,055,213	27,514,168	19,201,390	3.5%	1.50%	16,999,832	-892,380	2,176,399	0	-98,006	0	167,461
40,487,595	31,416,558	27,699,846	19,054,812	3.5%	1.50%	17,491,345	-882,885	2,142,927	0	-96,113	0	165,695
41,319,815	31,751,039	27,859,516	18,890,869	3.5%	1.50%	17,946,929	-873,490	2,110,049	0	-94,255	0	163,949
42,123,964	32,054,703	27,990,087	18,708,272	3.5%	1.50%	18,363,838	-864,196	2,077,752	0	-92,434	0	162,223
42,900,456	32,328,635	28,092,911	18,508,755	3.5%	1.50%	18,743,757	-855,001	2,046,024	0	-90,648	0	160,518
43,655,560	32,578,267	28,173,073	18,296,404	3.5%	1.50%	19,092,091	-845,903	2,014,856	0	-88,896	0	158,832
44,383,612	32,800,012	28,227,806	18,070,064	3.0%	1.29%	22,549,736	-892,398	2,305,633	0	-101,299	0	167,587
45,090,662	32,999,011	28,261,871	17,833,416	3.0%	1.29%	22,992,330	-884,733	2,281,700	0	-99,824	0	166,175
45,771,290	33,171,904	28,272,700	17,585,388	3.0%	1.29%	23,402,005	-877,133	2,258,099	0	-98,370	0	164,776
46,425,928	33,319,678	28,261,457	17,327,275	3.0%	1.29%	23,779,954	-869,600	2,234,823	0	-96,938	0	163,391
47,065,613	33,450,828	28,235,630	17,064,134	3.0%	1.29%	24,134,874	-862,130	2,211,868	0	-95,526	0	162,019
47,679,757	33,558,313	28,189,516	16,792,890	3.0%	1.29%	24,459,921	-854,725	2,189,229	0	-94,135	0	160,661
32,724,574	22,808,832	19,067,222	11,196,346	3.0%	1.29%	29,988,051	-561,720	-8,124,281	0	-92,764	-5,545,614	-552,311
41,319,203	28,519,632	23,726,035	13,732,990	3.0%	1.29%	30,269,817	-557,339	-8,061,919	0	-91,413	0	-548,991
41,955,866	28,677,919	23,742,462	13,546,176	3.0%	1.29%	30,539,862	-552,992	-7,999,999	0	-90,082	0	-545,690
42,585,167	28,825,460	23,749,323	13,356,518	3.0%	1.29%	30,794,500	-548,679	-7,938,519	0	-88,770	0	-542,407
43,215,794	28,968,321	23,751,727	13,167,044	3.0%	1.29%	31,039,954	-544,400	-7,877,476	0	-87,477	0	-539,143
43,837,280	29,099,624	23,744,123	12,974,788	3.0%	1.29%	31,269,496	-540,154	-7,816,869	0	-86,203	0	-535,896
44,458,051	29,225,176	23,731,367	12,782,563	3.0%	1.29%	31,489,081	-535,941	-7,756,694	0	-84,948	0	-532,668
45,076,989	29,344,355	23,713,031	12,590,220	3.0%	1.29%	31,698,227	-531,761	-7,696,949	0	-83,711	0	-529,458
45,693,042	29,456,605	23,688,746	12,397,649	3.0%	1.29%	31,896,515	-527,613	-7,637,632	0	-82,491	0	-526,266
46,309,479	29,564,154	23,660,379	12,205,906	3.0%	1.29%	32,086,305	-523,498	-7,578,740	0	-81,290	0	-523,092
46,920,929	29,663,686	23,625,349	12,013,723	3.0%	1.29%	32,264,409	-519,415	-7,520,270	0	-80,106	0	-519,936
47,530,614	29,757,393	23,585,489	11,822,119	3.0%	1.29%	32,433,144	-515,364	-7,462,221	0	-78,940	0	-516,797
48,137,467	29,844,729	23,540,436	11,630,972	3.0%	1.29%	32,592,081	-511,345	-7,404,588	0	-77,790	0	-513,677
48,744,420	29,927,626	23,491,784	11,441,120	3.0%	1.29%	32,743,269	-507,357	-7,347,371	0	-76,657	0	-510,574
45,080,231	27,409,205	21,411,005	10,278,758	3.0%	1.29%	32,883,831	-503,399	-7,290,567	0	-75,541	-2,593,890	-507,488
7,742,745	4,661,956	3,624,146	1,714,985	3.0%	1.29%		0		0		0	0
\$ 1,388,648,397	\$ 968,980,111	\$ 810,934,219	\$ 476,730,539			\$ 1,028,005,901	\$ (44,392,362)	\$ (169,225,224)	\$ (26,035,452)	\$ (5,120,636)	\$ (32,669,100)	\$ (34,748,373)

Amenity Loss	Electric Cost Savings from Solar Canopy	Carbon Emissions Savings from Solar Canopy	Total Benefits w/ Solar
Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	WebTAG
0	0	0	0
0	0	0	0
-11,383,238	0	0	-68,848,565
0	0	0	-17,364,648
0	0	0	-14,874,159
0	0	0	-12,111,484
0	0	0	-9,014,602
0	0	0	-5,458,776
0	0	0	-1,456,253
0	0	0	3,085,287
0	0	0	8,263,834
0	0	0	14,201,890
0	0	0	6,882,159
0	0	0	15,613,926
0	0	0	16,318,514
0	0	0	17,087,548
0	0	0	17,911,554
0	0	0	18,798,756
0	0	0	19,750,494
0	0	0	20,767,231
0	0	0	21,853,917
0	0	-9,647,303	13,361,941
0	4,137,052	5,349,714	22,143,206
0	3,969,112	5,209,534	27,018,229
0	3,807,989	5,073,028	27,234,323
0	3,653,406	4,940,099	27,414,476
0	3,505,099	4,810,653	27,568,933
0	3,362,813	4,684,599	27,694,595
0	3,226,302	4,561,848	27,792,801
0	3,095,333	4,442,313	27,868,626
0	3,450,695	5,026,602	32,506,556
0	3,326,688	4,918,650	32,700,986
0	3,207,137	4,813,018	32,869,531
0	3,091,882	4,709,654	33,013,166
0	2,980,770	4,608,509	33,140,384
0	2,873,650	4,509,537	33,244,138
0	2,770,380	4,412,691	22,294,431
0	2,670,821	4,317,924	27,998,900
0	2,574,840	4,225,193	28,151,132
0	2,482,308	4,134,453	28,292,886
0	2,393,102	4,045,661	28,430,221
0	2,307,101	3,958,777	28,556,252
0	2,224,191	3,873,758	28,676,780
0	2,144,261	3,790,566	28,791,175
0	2,067,203	3,709,160	28,898,874
0	1,992,914	3,629,502	29,002,100
0	1,921,295	3,551,555	29,097,531
0	1,852,249	3,475,282	29,187,353
0	1,785,685	3,400,647	29,271,013
0	1,721,513	3,327,615	29,350,438
0	1,659,647	3,256,151	26,828,744
0	1,600,005	3,061,952	4,661,956
\$ (11,383,238)	\$ 81,855,440	\$ 118,181,343	\$ 904,468,298

Proposed Project 2074 Medium Scenario minus No-Build Benefits

N	Year	Undiscounted Benefit Categories: all values in constant 2024 \$ (sign may be "+" or "-" value)												Total Benefits Discounted
		Traffic Benefits	Noise Benefits	Traffic-Related Carbon Emissions	Estimated Peat Removal Carbon Emissions from Construction	Annual Carbon Sequestration Loss	Bulk Material, Construction Tailpipe, and Commuter/Delivery Tailpipe Emissions	Traffic-Related Non-Carbon Emissions	Amenity Loss	Electric Cost Savings from Solar Canopy	Carbon Emissions Savings from Solar Canopy	Total Benefits w Solar (Undiscounted)	2%	
1	2024	-	-	-	-	-	-	-	-	-	-	-	-	0
2	2025	-	-	-	-	-	-	-	-	-	-	-	-	0
3	2026	(6,690,493)	(1,103,720)	(9,808,855)	(28,865,971)	(166,396)	(13,102,223)	(3,686,401)	(12,620,800)	-	-	(76,044,858)	-71,658,768	
4	2027	(4,145,773)	(1,140,915)	(10,231,395)	-	(168,930)	-	(3,835,356)	-	-	-	(19,522,369)	-18,035,651	
5	2028	(1,134,521)	(1,179,364)	(10,671,495)	-	(171,502)	-	(3,980,190)	-	-	-	(17,137,073)	-15,521,575	
6	2029	2,438,690	(1,219,109)	(11,129,846)	-	(174,114)	-	(4,138,306)	-	-	-	(14,222,684)	-12,629,337	
7	2030	6,679,890	(1,260,193)	(11,607,162)	-	(176,765)	-	(4,292,222)	-	-	-	(10,656,453)	-9,277,084	
8	2031	11,737,521	(1,302,661)	(12,104,185)	-	(179,457)	-	(4,379,418)	-	-	-	(6,228,201)	-5,315,709	
9	2032	17,749,422	(1,346,561)	(12,621,682)	-	(182,190)	-	(4,467,527)	-	-	-	(868,538)	-726,754	
10	2033	24,927,653	(1,391,940)	(13,160,444)	-	(184,965)	-	(4,556,510)	-	-	-	5,633,794	4,621,674	
11	2034	33,516,083	(1,438,848)	(13,721,295)	-	(187,781)	-	(4,646,320)	-	-	-	13,521,839	10,875,115	
12	2035	43,822,199	(1,487,338)	(14,305,082)	-	(190,641)	-	(4,736,910)	-	-	-	23,102,229	18,215,950	
13	2036	23,125,143	(1,480,350)	1,063,881	-	(193,544)	(12,639,139)	1,020,253	-	-	-	10,896,243	8,423,151	
14	2037	24,959,462	(1,515,139)	1,120,562	-	(196,491)	-	1,051,445	-	-	-	25,419,839	19,265,061	
15	2038	26,984,635	(1,550,744)	1,180,137	-	(199,484)	-	1,083,527	-	-	-	27,498,071	20,431,472	
16	2039	29,232,471	(1,587,187)	1,242,751	-	(202,522)	-	1,116,524	-	-	-	29,802,037	21,709,169	
17	2040	31,702,970	(1,624,486)	1,308,552	-	(205,606)	-	1,150,460	-	-	-	32,331,891	23,090,226	
18	2041	34,427,941	(1,662,661)	1,377,390	-	(208,690)	-	1,185,361	-	-	-	35,119,341	24,589,136	
19	2042	37,428,590	(1,701,734)	1,449,706	-	(211,820)	-	1,221,254	-	-	-	38,185,995	26,212,042	
20	2043	40,726,123	(1,741,725)	1,525,671	-	(214,997)	-	1,258,165	-	-	-	41,553,237	27,964,137	
21	2044	44,352,349	(1,782,655)	1,605,464	-	(218,222)	-	1,296,122	-	-	-	45,253,058	29,856,873	
22	2045	48,328,474	(1,824,547)	1,689,272	-	(221,496)	-	1,335,155	-	-	(20,563,338)	28,743,521	18,592,431	
23	2046	35,042,915	(1,283,986)	4,953,104	-	(224,818)	(10,215,685)	240,872	-	9,126,810	11,802,081	49,441,292	31,353,488	
24	2047	36,962,058	(1,295,671)	5,103,133	-	(228,190)	-	244,229	-	9,062,785	11,895,078	61,743,423	38,387,213	
25	2048	38,902,407	(1,307,461)	5,257,584	-	(231,613)	-	247,633	-	8,999,210	11,988,809	63,856,568	38,922,549	
26	2049	40,853,359	(1,319,359)	5,416,585	-	(235,087)	-	251,082	-	8,936,081	12,083,278	65,985,939	39,431,830	
27	2050	42,804,311	(1,331,365)	5,580,270	-	(238,614)	-	254,579	-	8,873,394	12,178,492	68,121,067	39,909,547	
28	2051	44,765,866	(1,343,481)	5,748,772	-	(242,193)	-	258,124	-	8,811,147	12,274,455	70,272,691	40,362,846	
29	2052	46,716,818	(1,355,706)	5,922,233	-	(245,826)	-	261,716	-	8,749,337	12,371,175	72,419,747	40,780,451	
30	2053	48,667,770	(1,368,043)	6,100,794	-	(249,513)	-	265,358	-	8,687,960	12,468,657	74,572,984	41,169,573	
31	2054	50,608,119	(1,380,492)	6,284,604	-	(253,256)	-	269,050	-	8,627,014	12,566,908	76,721,947	41,525,444	
32	2055	52,527,262	(1,393,055)	6,473,815	-	(257,055)	-	272,792	-	8,566,496	12,665,932	78,856,187	41,843,719	
33	2056	54,425,199	(1,405,732)	6,668,582	-	(260,911)	-	276,585	-	8,506,402	12,765,737	80,975,862	42,125,970	
34	2057	56,291,327	(1,418,524)	6,869,066	-	(264,824)	-	280,429	-	8,446,729	12,866,328	83,070,532	42,368,311	
35	2058	58,125,646	(1,431,432)	7,075,433	-	(268,797)	-	284,327	-	8,387,476	12,967,712	85,140,364	42,572,533	
36	2059	59,917,553	(1,444,458)	7,287,852	-	(272,828)	-	288,277	-	8,328,637	13,069,894	87,174,926	42,735,167	
37	2060	85,046,663	(786,227)	25,606,015	-	(276,921)	(16,554,916)	1,075,074	-	8,270,212	13,172,882	115,552,782	55,535,930	
38	2061	87,888,267	(794,326)	26,305,520	-	(281,075)	-	1,089,958	-	8,212,196	13,276,682	135,697,222	63,938,793	
39	2062	90,729,871	(802,507)	27,024,163	-	(285,291)	-	1,105,047	-	8,154,588	13,381,299	139,307,170	64,352,700	
40	2063	93,571,475	(810,773)	27,762,467	-	(289,570)	-	1,120,346	-	8,097,383	13,486,740	142,938,069	64,735,281	
41	2064	96,402,476	(819,124)	28,520,972	-	(293,914)	-	1,135,858	-	8,040,580	13,593,013	146,579,861	65,082,955	
42	2065	99,222,874	(827,561)	29,300,231	-	(298,322)	-	1,151,584	-	7,984,176	13,700,123	150,233,104	65,397,090	
43	2066	102,000,860	(836,085)	30,100,813	-	(302,797)	-	1,167,528	-	7,928,167	13,808,077	153,866,562	65,665,441	
44	2067	104,736,434	(844,696)	30,923,302	-	(307,339)	-	1,183,694	-	7,872,551	13,916,881	157,480,826	65,890,094	
45	2068	107,408,390	(853,397)	31,768,298	-	(311,949)	-	1,200,084	-	7,817,325	14,026,543	161,055,293	66,064,366	
46	2069	110,016,728	(862,187)	32,636,419	-	(316,629)	-	1,216,701	-	7,762,486	14,137,069	164,590,588	66,190,718	
47	2070	112,529,639	(871,067)	33,528,298	-	(321,378)	-	1,233,549	-	7,708,032	14,248,466	168,055,538	66,258,982	
48	2071	114,936,520	(880,039)	34,444,586	-	(326,199)	-	1,250,630	-	7,653,960	14,360,741	171,440,199	66,268,085	
49	2072	117,205,562	(889,104)	35,385,953	-	(331,092)	-	1,267,949	-	7,600,268	14,473,900	174,713,436	66,209,131	
50	2073	119,326,162	(898,262)	36,353,085	-	(336,058)	-	1,285,507	-	7,546,952	14,587,951	177,865,338	66,081,932	
51	2074	121,277,114	(907,514)	37,346,690	-	(341,099)	(11,712,511)	1,303,309	-	7,494,010	14,702,901	169,162,901	61,616,406	
52	2075				-					7,441,440	14,240,788	21,682,228	7,742,745	
Total		\$ 2,699,078,474	\$ (61,103,512)	\$ 445,950,580	\$ (28,865,971)	\$ (11,948,770)	\$ (64,224,474)	\$ (9,519,023)	\$ (12,620,800)	\$ 247,693,804	\$ 376,515,255	\$ 3,580,955,563	\$ 1,661,200,849	

Present Value Benefits			Present Value Benefits Using WebTAG Discount Schedule											
Total Benefits Discounted	Total Benefits Discounted	Total Benefits Discounted	WebTAG Discount Schedule - Health Impacts (noise and non-carbon emissions)	WebTAG Discount Schedule - All other Impacts	Traffic Benefits	Noise Benefits	Traffic-Related Carbon Emissions	Estimated Peat Removal Carbon Emissions from Construction	Annual Carbon Sequestration Loss	Bulk Material, Construction Tailpipe, and Commuter/Delivery Tailpipe Emissions	Non-carbon Emissions from Traffic	Amenity Loss	Electric Cost Savings from Solar Canopy	
3%	3.5%	5%			Years 0-30 3.5%; Years 31-75 3%	Years 0-30 1.5%; Years 31-75 1.29%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 1.5%; Years 31-75 1.29%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%
0	0	0	1.50%	3.5%	-	-	-	-	-	-	-	-	-	
0	0	0	1.50%	3.5%	-	-	-	-	-	-	-	-	-	
-69,591,818	-68,588,105	-65,690,408	1.50%	3.5%	(6,034,441)	(1,055,506)	(8,847,025)	(26,035,452)	(150,079)	(11,817,455)	(3,525,368)	(11,383,238)	-	
-17,345,372	-17,012,617	-16,061,101	1.50%	3.5%	(3,612,802)	(1,074,953)	(8,916,069)	-	(147,212)	-	(3,613,612)	-	-	
-14,782,589	-14,428,955	-13,427,345	1.50%	3.5%	(955,236)	(1,094,757)	(8,985,112)	-	(144,400)	-	(3,694,653)	-	-	
-11,911,274	-11,570,163	-10,613,186	1.50%	3.5%	1,983,876	(1,114,926)	(9,054,137)	-	(141,642)	-	(3,784,656)	-	-	
-8,664,671	-8,375,876	-7,573,342	1.50%	3.5%	5,250,333	(1,135,467)	(9,123,125)	-	(138,936)	-	(3,867,407)	-	-	
-4,916,599	-4,729,768	-4,215,491	1.50%	3.5%	8,913,609	(1,156,387)	(9,192,058)	-	(136,282)	-	(3,887,658)	-	-	
-665,662	-637,273	-559,867	1.50%	3.5%	13,023,301	(1,177,692)	(9,260,919)	-	(133,679)	-	(3,907,265)	-	-	
4,192,072	3,993,903	3,458,661	1.50%	3.5%	17,671,682	(1,199,389)	(9,329,687)	-	(131,125)	-	(3,926,195)	-	-	
9,768,464	9,261,725	7,905,939	1.50%	3.5%	22,956,697	(1,221,486)	(9,398,342)	-	(128,620)	-	(3,944,416)	-	-	
16,203,439	15,288,669	12,864,185	1.50%	3.5%	29,000,799	(1,243,991)	(9,466,864)	-	(126,163)	-	(3,961,892)	-	-	
7,419,812	6,967,103	5,778,511	1.50%	3.5%	14,786,312	(1,219,849)	680,250	-	(123,753)	(8,081,518)	840,716	-	-	
16,805,508	15,703,913	12,838,746	1.50%	3.5%	15,419,501	(1,230,064)	692,263	-	(121,389)	-	853,615	-	-	
17,649,966	16,413,341	13,227,042	1.50%	3.5%	16,106,875	(1,240,365)	704,413	-	(119,070)	-	866,661	-	-	
18,571,644	17,187,011	13,652,656	1.50%	3.5%	16,858,539	(1,250,753)	716,702	-	(116,795)	-	879,855	-	-	
19,561,325	18,015,452	14,106,297	1.50%	3.5%	17,665,015	(1,261,227)	729,130	-	(114,564)	-	893,200	-	-	
20,628,911	18,906,888	14,592,811	1.50%	3.5%	18,534,666	(1,271,789)	741,533	-	(112,350)	-	906,696	-	-	
21,776,940	19,862,663	15,111,495	1.50%	3.5%	19,468,694	(1,282,439)	754,073	-	(110,179)	-	920,346	-	-	
23,007,020	20,883,239	15,660,978	1.50%	3.5%	20,467,560	(1,293,179)	766,750	-	(108,050)	-	934,150	-	-	
24,325,748	21,973,568	16,243,240	1.50%	3.5%	21,536,210	(1,304,009)	779,566	-	(105,962)	-	948,111	-	-	
15,001,028	13,485,041	9,825,969	1.50%	3.5%	22,673,334	(1,314,929)	792,523	-	(103,915)	-	962,230	-	-	
25,051,495	22,411,027	16,096,666	1.50%	3.5%	15,884,450	(911,678)	2,245,171	-	(101,907)	(4,630,623)	171,028	-	4,137,052	
30,373,673	27,040,973	19,144,654	1.50%	3.5%	16,187,797	(906,378)	2,234,953	-	(99,938)	-	170,849	-	3,969,112	
30,498,253	27,020,714	18,857,022	1.50%	3.5%	16,461,436	(901,110)	2,224,731	-	(98,006)	-	170,670	-	3,807,989	
30,597,332	26,977,538	18,557,934	1.50%	3.5%	16,702,392	(895,872)	2,214,504	-	(96,113)	-	170,490	-	3,653,406	
30,667,359	26,908,655	18,246,113	1.50%	3.5%	16,908,227	(890,664)	2,204,275	-	(94,255)	-	170,310	-	3,505,099	
30,714,560	26,819,878	17,926,116	1.50%	3.5%	17,085,087	(885,487)	2,194,044	-	(92,434)	-	170,129	-	3,362,813	
30,731,056	26,704,648	17,594,111	1.50%	3.5%	17,226,740	(880,340)	2,183,812	-	(90,648)	-	169,948	-	3,226,302	
30,723,082	26,568,744	17,254,507	1.50%	3.5%	17,339,276	(875,223)	2,173,581	-	(88,896)	-	169,766	-	3,095,333	
30,687,792	26,410,022	16,906,408	1.29%	3.0%	20,242,597	(927,834)	2,513,761	-	(101,299)	-	180,829	-	3,450,695	
30,622,778	26,226,756	16,549,246	1.29%	3.0%	20,398,281	(924,353)	2,514,022	-	(99,824)	-	181,009	-	3,326,688	
30,530,025	26,021,003	16,184,851	1.29%	3.0%	20,519,729	(920,885)	2,514,230	-	(98,370)	-	181,189	-	3,207,137	
30,407,544	25,791,411	15,812,874	1.29%	3.0%	20,605,153	(917,431)	2,514,387	-	(96,938)	-	181,368	-	3,091,882	
30,257,472	25,540,139	15,435,121	1.29%	3.0%	20,656,890	(913,989)	2,514,491	-	(95,526)	-	181,546	-	2,980,770	
30,078,176	25,266,146	15,051,397	1.29%	3.0%	20,673,499	(910,560)	2,514,545	-	(94,135)	-	181,724	-	2,873,650	
38,708,210	32,358,432	19,000,995	1.29%	3.0%	28,489,181	(489,311)	8,577,578	-	(92,764)	(5,545,614)	669,076	-	2,770,380	
44,132,286	36,714,504	21,250,913	1.29%	3.0%	28,583,563	(488,055)	8,555,243	-	(91,413)	-	669,699	-	2,670,821	
43,986,733	36,416,636	20,777,381	1.29%	3.0%	28,648,278	(486,802)	8,532,975	-	(90,082)	-	670,324	-	2,574,840	
43,818,643	36,102,221	20,303,736	1.29%	3.0%	28,684,976	(485,553)	8,510,774	-	(88,770)	-	670,949	-	2,482,308	
43,626,271	35,770,084	19,829,558	1.29%	3.0%	28,692,076	(484,306)	8,488,640	-	(87,477)	-	671,575	-	2,393,102	
43,411,241	35,421,826	19,355,976	1.29%	3.0%	28,671,365	(483,063)	8,466,572	-	(86,203)	-	672,202	-	2,307,101	
43,166,177	35,051,710	18,880,104	1.29%	3.0%	28,615,621	(481,823)	8,444,570	-	(84,948)	-	672,829	-	2,224,191	
42,893,333	34,661,894	18,403,419	1.29%	3.0%	28,527,249	(480,586)	8,422,635	-	(83,711)	-	673,458	-	2,144,261	
42,589,240	34,249,896	17,924,892	1.29%	3.0%	28,402,927	(479,353)	8,400,765	-	(82,491)	-	674,087	-	2,067,203	
42,256,416	33,818,077	17,446,055	1.29%	3.0%	28,245,313	(478,122)	8,378,961	-	(81,290)	-	674,717	-	1,992,914	
41,889,316	33,362,331	16,965,075	1.29%	3.0%	28,048,999	(476,895)	8,357,222	-	(80,106)	-	675,348	-	1,921,295	
41,488,323	32,883,336	16,482,622	1.29%	3.0%	27,814,500	(475,671)	8,335,549	-	(78,940)	-	675,979	-	1,852,249	
41,048,973	32,377,936	15,997,446	1.29%	3.0%	27,537,481	(474,450)	8,313,940	-	(77,790)	-	676,612	-	1,785,685	
40,572,343	31,847,389	15,510,520	1.29%	3.0%	27,219,142	(473,232)	8,292,396	-	(76,657)	-	677,245	-	1,721,513	
37,463,355	29,264,916	14,049,177	1.29%	3.0%	26,858,416	(472,017)	8,270,917	-	(75,541)	(2,593,890)	677,879	-	1,659,647	
4,661,956	3,624,146	1,714,985	1.29%	3.0%	-	-	-	-	-	-	-	-	1,600,005	
\$ 1,144,687,302	\$ 952,232,750	\$ 550,635,665			\$ 951,645,165	\$ (44,014,202)	\$ 74,893,109	\$ (26,035,452)	\$ (5,120,636)	\$ (32,669,100)	\$ (16,554,705)	\$ (11,383,238)	\$ 81,855,440	

Carbon Emissions Savings from Solar Canopy	Total Benefits w/ Solar
Years 0-30 3.5%; Years 31-75 3%	WebTAG
-	-
-	-
-	(68,848,565)
-	(17,364,648)
-	(14,874,159)
-	(12,111,484)
-	(9,014,602)
-	(5,458,776)
-	(1,456,253)
-	3,085,287
-	8,263,834
-	14,201,890
-	6,882,159
-	15,613,926
-	16,318,514
-	17,087,548
-	17,911,554
-	18,798,756
-	19,750,494
-	20,767,231
-	21,853,917
(9,647,303)	13,361,941
5,349,714	22,143,206
5,209,534	26,765,929
5,073,028	26,738,738
4,940,099	26,688,908
4,810,653	26,613,644
4,684,599	26,518,751
4,561,848	26,397,663
4,442,313	26,256,151
5,026,602	30,385,350
4,918,650	30,314,473
4,813,018	30,216,047
4,709,654	30,088,075
4,608,509	29,932,692
4,509,537	29,748,261
4,412,691	38,791,216
4,317,924	44,217,783
4,225,193	44,074,726
4,134,453	43,909,137
4,045,661	43,719,271
3,958,777	43,506,750
3,873,758	43,264,199
3,790,566	42,993,871
3,709,160	42,692,297
3,629,502	42,361,994
3,551,555	41,997,417
3,475,282	41,598,949
3,400,647	41,162,125
3,327,615	40,688,022
3,256,151	37,581,562
3,061,952	4,661,956
\$ 118,181,343	\$ 1,090,797,725

Appendix M.2 – Cost-Benefit Analysis Results Excluding Solar Array

TAG Discounting (3.5% for 30 years then 3.0%)			
Benefits PV			
Proposed - No Build Low Growth	\$	704,431,515	
Proposed - No Build Medium Growth	\$	890,760,941	
Costs PV			
Proposed - No Build	\$	584,230,077	
	NPV (Benefits - Costs)	Benefit to Cost Ratio	
Proposed - No Build Low Growth	\$	120,201,438	1.2
Proposed - No Build Medium Growth	\$	306,530,864	1.5

WebTAG Discounting Values

5% Discounting			2% Discounting				
Benefits PV			Benefits PV				
Proposed - No Build Low Growth	\$	371,595,132	Proposed - No Build Low Growth	\$	1,091,490,594		
Proposed - No Build Medium Growth	\$	445,500,258	Proposed - No Build Medium Growth	\$	1,364,043,046		
Costs PV			Costs PV				
Proposed - No Build High Growth	\$	479,943,778	Proposed - No Build High Growth	\$	699,539,852		
	NPV (Benefits - Costs)	Benefit to Cost Ratio		NPV (Benefits - Costs)	Benefit to Cost Ratio		
Proposed - No Build Low Growth	\$	(108,348,646)	0.8	Proposed - No Build Low Growth	\$	391,950,742	1.6
Proposed - No Build Medium Growth	\$	(34,443,520)	0.9	Proposed - No Build Medium Growth	\$	664,503,194	1.9

Sensitivity Analysis Discounting Values

Cost Summary

Summary of Estimated Construction and Maintenance Costs (2024 US Dollars)						
		New Construction w/ Contingency	Rehab Construction w/ Contingency	Terrestrial Ecology Mitigation w/ Contingency	ROW	Total Road Cost By Year w/ Contingency
Proposed Project minus No Build Summary	2024 Totals:				20,334,257	20,334,257
	2026 Totals:	262,825,877	(18,852,741)	15,585,732		259,558,868
	2036 Totals:	158,054,597	109,512,353	9,351,439		276,918,389
	2046 Totals:	96,596,762	56,055,494	3,117,146		155,769,403
	2060 Totals:	71,059,125	125,197,938	3,117,146		199,374,210
	2074 Totals:	14,429,616	57,900,536	-		72,330,152
	Total	602,965,977	329,813,580	31,171,464	20,334,257	984,285,278

Proposed Project minus No-Build Costs

	N	Year	Cost Categories: all values in constant US 2023 \$					Present Value Costs				Present Value Costs Using WebTAG Discount Schedule		
			New Construction Cost Subtotal w/ Contingency	Rehab Construction Cost Subtotal w/ Contingency	ROW Cost	Potential Mitigation Cost w/ Contingency	Total Road Cost Undiscounted w/ Contingency	Total Cost	Total Costs Discounted	Total Costs Discounted	Total Costs Discounted	Total Costs Discounted	WebTAG Discount Schedule	New Construction Cost Subtotal w/ Contingency
									2%	3%	3.5%	5%		
	1	2024	-	-	20,334,257	-	20,334,257	20,334,257	19,935,546	19,741,997	19,646,625	19,365,959	3.5%	-
	2	2025	-	-	-	-	-	-	-	-	-	-	3.5%	-
	3	2026	262,825,877	(18,852,741)	-	15,585,732	259,558,868	259,558,868	244,588,118	237,533,133	234,107,227	224,216,709	3.5%	237,053,883
	4	2027	-	-	-	-	-	-	-	-	-	-	3.5%	-
	5	2028	-	-	-	-	-	-	-	-	-	-	3.5%	-
	6	2029	-	-	-	-	-	-	-	-	-	-	3.5%	-
	7	2030	-	-	-	-	-	-	-	-	-	-	3.5%	-
	8	2031	-	-	-	-	-	-	-	-	-	-	3.5%	-
	9	2032	-	-	-	-	-	-	-	-	-	-	3.5%	-
	10	2033	-	-	-	-	-	-	-	-	-	-	3.5%	-
	11	2034	-	-	-	-	-	-	-	-	-	-	3.5%	-
	12	2035	-	-	-	-	-	-	-	-	-	-	3.5%	-
	13	2036	158,054,597	109,512,353	-	9,351,439	276,918,389	276,918,389	214,066,922	188,567,948	177,062,768	146,855,734	3.5%	101,060,766
	14	2037	-	-	-	-	-	-	-	-	-	-	3.5%	-
	15	2038	-	-	-	-	-	-	-	-	-	-	3.5%	-
	16	2039	-	-	-	-	-	-	-	-	-	-	3.5%	-
	17	2040	-	-	-	-	-	-	-	-	-	-	3.5%	-
	18	2041	-	-	-	-	-	-	-	-	-	-	3.5%	-
	19	2042	-	-	-	-	-	-	-	-	-	-	3.5%	-
	20	2043	-	-	-	-	-	-	-	-	-	-	3.5%	-
	21	2044	-	-	-	-	-	-	-	-	-	-	3.5%	-
	22	2045	-	-	-	-	-	-	-	-	-	-	3.5%	-
	23	2046	96,596,762	56,055,494	-	3,117,146	155,769,403	155,769,403	98,782,088	78,927,071	70,608,032	50,714,048	3.5%	43,785,924
	24	2047	-	-	-	-	-	-	-	-	-	-	3.5%	-
	25	2048	-	-	-	-	-	-	-	-	-	-	3.5%	-
	26	2049	-	-	-	-	-	-	-	-	-	-	3.5%	-
	27	2050	-	-	-	-	-	-	-	-	-	-	3.5%	-
	28	2051	-	-	-	-	-	-	-	-	-	-	3.5%	-
	29	2052	-	-	-	-	-	-	-	-	-	-	3.5%	-
	30	2053	-	-	-	-	-	-	-	-	-	-	3.5%	-
	31	2054	-	-	-	-	-	-	-	-	-	-	3.0%	-
	32	2055	-	-	-	-	-	-	-	-	-	-	3.0%	-
	33	2056	-	-	-	-	-	-	-	-	-	-	3.0%	-
	34	2057	-	-	-	-	-	-	-	-	-	-	3.0%	-
	35	2058	-	-	-	-	-	-	-	-	-	-	3.0%	-
	36	2059	-	-	-	-	-	-	-	-	-	-	3.0%	-
	37	2060	71,059,125	125,197,938	-	3,117,146	199,374,210	199,374,210	95,821,425	66,786,958	55,831,081	32,784,224	3.0%	23,803,594
	38	2061	-	-	-	-	-	-	-	-	-	-	3.0%	-
	39	2062	-	-	-	-	-	-	-	-	-	-	3.0%	-
	40	2063	-	-	-	-	-	-	-	-	-	-	3.0%	-
	41	2064	-	-	-	-	-	-	-	-	-	-	3.0%	-
	42	2065	-	-	-	-	-	-	-	-	-	-	3.0%	-
	43	2066	-	-	-	-	-	-	-	-	-	-	3.0%	-
	44	2067	-	-	-	-	-	-	-	-	-	-	3.0%	-
	45	2068	-	-	-	-	-	-	-	-	-	-	3.0%	-
	46	2069	-	-	-	-	-	-	-	-	-	-	3.0%	-
	47	2070	-	-	-	-	-	-	-	-	-	-	3.0%	-
	48	2071	-	-	-	-	-	-	-	-	-	-	3.0%	-
	49	2072	-	-	-	-	-	-	-	-	-	-	3.0%	-
	50	2073	-	-	-	-	-	-	-	-	-	-	3.0%	-
	51	2074	14,429,616	57,900,536	-	-	72,330,152	72,330,152	26,345,753	16,018,466	12,513,003	6,007,104	3.0%	3,195,629
	52	2075	-	-	-	-	-	-	-	-	-	-	3.0%	-
	Total		\$ 602,965,977	\$ 329,813,580	\$ 20,334,257	\$ 31,171,464	\$ 963,951,021	\$ 984,285,278	\$ 699,539,852	\$ 607,575,573	\$ 569,768,737	\$ 479,943,778		\$ 408,899,796

B3-No Build with Will T Connector

Rehab Construction Cost Subtotal w/ Contingency	ROW Cost	Potential Mitigation Cost w/ Contingency	Total Road Cost Undiscounted w/ Contingency	Total Solar Cost Undiscounted	Total Cost
Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%
-	19,646,625	-	19,646,625	-	19,646,625
-	-	-	-	-	-
(17,004,093)	-	14,057,437	234,107,227	-	234,107,227
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
70,022,653	-	5,979,349	177,062,768	-	177,062,768
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
25,409,150	-	1,412,958	70,608,032	-	70,608,032
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
41,939,173	-	1,044,191	66,786,958	-	66,786,958
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
12,822,837	-	-	16,018,466	-	16,018,466
-	-	-	-	-	-
\$ 133,189,721	\$ 19,646,625	\$ 22,493,935	\$ 584,230,077	\$ -	\$ 584,230,077

\$ 584,230,076.98

Proposed Project 2074 Low Scenario minus No-Build Benefits

N	Year	Undiscounted Benefit Categories: all values in constant 2024 \$ (sign may be "+" or "-" value)									Present Value Benefits		
		Traffic Benefits	Noise Benefits	Traffic-Related Carbon Emissions	Estimated Peat Removal Carbon Emissions from Construction	Annual Carbon Sequestration Loss	Bulk Material, Construction Tailpipe, and Commuter/Delivery Tailpipe Emissions	Traffic-Related Non-Carbon Emissions	Amenity Loss	Total Benefits w Solar (Undiscounted)	Total Benefits Discounted	Total Benefits Discounted	Total Benefits Discounted
											2%	3%	3.5%
1	2024	-	-	-	-	-	-	-	-	-	0	0	0
2	2025	-	-	-	-	-	-	-	-	-	0	0	0
3	2026	(6,690,493)	(1,103,720)	(9,808,855)	(28,865,971)	(166,396)	(13,102,223)	(3,686,401)	(12,620,800)	(76,044,858)	-71,658,768	-69,591,818	-68,588,105
4	2027	(4,145,773)	(1,140,915)	(10,231,395)	-	(168,930)	-	(3,835,356)	-	(19,522,369)	-18,035,651	-17,345,372	-17,012,617
5	2028	(1,134,521)	(1,179,364)	(10,671,495)	-	(171,502)	-	(3,980,190)	-	(17,137,073)	-15,521,575	-14,782,589	-14,428,955
6	2029	2,438,690	(1,219,109)	(11,129,846)	-	(174,114)	-	(4,138,306)	-	(14,222,684)	-12,629,337	-11,911,274	-11,570,163
7	2030	6,679,890	(1,260,193)	(11,607,162)	-	(176,765)	-	(4,292,222)	-	(10,656,453)	-9,277,084	-8,664,671	-8,375,876
8	2031	11,737,521	(1,302,661)	(12,104,185)	-	(179,457)	-	(4,379,418)	-	(6,228,201)	-5,315,709	-4,916,599	-4,729,768
9	2032	17,749,422	(1,346,561)	(12,621,682)	-	(182,190)	-	(4,467,527)	-	(868,538)	-726,754	-665,662	-637,273
10	2033	24,927,653	(1,391,940)	(13,160,444)	-	(184,965)	-	(4,556,510)	-	5,633,794	4,621,674	4,192,072	3,993,903
11	2034	33,516,083	(1,438,848)	(13,721,295)	-	(187,781)	-	(4,646,320)	-	13,521,839	10,875,115	9,768,464	9,261,725
12	2035	43,822,199	(1,487,338)	(14,305,082)	-	(190,641)	-	(4,736,910)	-	23,102,229	18,215,950	16,203,439	15,288,669
13	2036	23,125,143	(1,480,350)	1,063,881	-	(193,544)	(12,639,139)	1,020,253	-	10,896,243	8,423,151	7,419,812	6,967,103
14	2037	24,959,462	(1,515,139)	1,120,562	-	(196,491)	-	1,051,445	-	25,419,839	19,265,061	16,805,508	15,703,913
15	2038	26,984,635	(1,550,744)	1,180,137	-	(199,484)	-	1,083,527	-	27,498,071	20,431,472	17,649,966	16,413,341
16	2039	29,232,471	(1,587,187)	1,242,751	-	(202,522)	-	1,116,524	-	29,802,037	21,709,169	18,571,644	17,187,011
17	2040	31,702,970	(1,624,486)	1,308,552	-	(205,606)	-	1,150,460	-	32,331,891	23,090,226	19,561,325	18,015,452
18	2041	34,427,941	(1,662,661)	1,377,390	-	(208,690)	-	1,185,361	-	35,119,341	24,589,136	20,628,911	18,906,888
19	2042	37,428,590	(1,701,734)	1,449,706	-	(211,820)	-	1,221,254	-	38,185,995	26,212,042	21,776,940	19,862,663
20	2043	40,726,123	(1,741,725)	1,525,671	-	(214,997)	-	1,258,165	-	41,553,237	27,964,137	23,007,020	20,883,239
21	2044	44,352,349	(1,782,655)	1,605,464	-	(218,222)	-	1,296,122	-	45,253,058	29,856,873	24,325,748	21,973,568
22	2045	48,328,474	(1,824,547)	1,689,272	-	(221,496)	-	1,335,155	-	49,306,858	31,893,601	25,732,880	23,132,344
23	2046	35,042,915	(1,283,986)	4,953,104	-	(224,818)	(10,215,685)	240,872	-	28,512,401	18,081,308	14,446,998	12,924,262
24	2047	37,587,635	(1,289,379)	5,047,244	-	(228,190)	-	241,941	-	41,359,250	25,713,935	20,346,011	18,113,579
25	2048	40,174,767	(1,294,794)	5,143,365	-	(231,613)	-	242,977	-	44,034,701	26,840,510	21,031,219	18,633,151
26	2049	42,783,105	(1,300,233)	5,241,512	-	(235,087)	-	244,020	-	46,733,317	27,926,862	21,669,993	19,106,340
27	2050	45,433,855	(1,305,693)	5,341,730	-	(238,614)	-	245,071	-	49,476,348	28,986,315	22,273,711	19,543,763
28	2051	48,116,414	(1,311,177)	5,444,066	-	(242,193)	-	246,129	-	52,253,239	30,012,931	22,838,676	19,942,675
29	2052	50,830,782	(1,316,684)	5,548,569	-	(245,826)	-	247,194	-	55,064,035	31,007,236	23,366,223	20,304,761
30	2053	53,587,562	(1,322,214)	5,655,286	-	(249,513)	-	248,267	-	57,919,387	31,975,608	23,862,021	20,635,427
31	2054	56,376,151	(1,327,768)	5,764,268	-	(253,256)	-	249,347	-	60,808,743	32,912,487	24,322,716	20,932,215
32	2055	59,207,152	(1,333,344)	5,875,567	-	(257,055)	-	250,435	-	63,742,755	33,824,029	24,753,673	21,200,184
33	2056	62,069,962	(1,338,944)	5,989,235	-	(260,911)	-	251,531	-	66,710,872	34,704,912	25,151,750	21,437,053
34	2057	64,964,581	(1,344,568)	6,105,325	-	(264,824)	-	252,634	-	69,713,148	35,555,669	25,518,142	21,644,263
35	2058	67,912,215	(1,350,215)	6,223,892	-	(268,797)	-	253,745	-	72,770,840	36,387,430	25,861,549	21,829,568
36	2059	70,891,658	(1,355,886)	6,344,994	-	(272,828)	-	254,863	-	75,862,801	37,189,701	26,175,126	21,987,522
37	2060	89,521,129	(902,574)	(24,252,821)	-	(276,921)	(16,554,916)	(887,456)	-	46,646,440	22,418,789	15,625,761	13,062,478
38	2061	93,073,134	(907,087)	(24,788,654)	-	(281,075)	-	(893,502)	-	66,202,816	31,193,919	21,530,887	17,911,963
39	2062	96,720,566	(911,623)	(25,336,211)	-	(285,291)	-	(899,585)	-	69,287,856	32,007,402	21,877,886	18,112,712
40	2063	100,452,822	(916,181)	(25,895,748)	-	(289,570)	-	(905,708)	-	72,445,615	32,809,925	22,208,699	18,297,768
41	2064	104,291,108	(920,762)	(26,467,524)	-	(293,914)	-	(911,870)	-	75,697,038	33,610,258	22,529,558	18,472,452
42	2065	108,214,218	(925,366)	(27,051,806)	-	(298,322)	-	(918,072)	-	79,020,651	34,398,016	22,833,746	18,631,418
43	2066	112,243,358	(929,992)	(27,648,867)	-	(302,797)	-	(924,314)	-	82,437,388	35,181,701	23,127,227	18,779,723
44	2067	116,378,528	(934,642)	(28,258,983)	-	(307,339)	-	(930,595)	-	85,946,969	35,960,275	23,409,529	18,917,127
45	2068	120,619,728	(939,316)	(28,882,438)	-	(311,949)	-	(936,917)	-	89,549,108	36,732,758	23,680,243	19,043,445
46	2069	124,977,561	(944,012)	(29,519,524)	-	(316,629)	-	(943,280)	-	93,254,117	37,502,491	23,941,738	19,160,724
47	2070	129,441,424	(948,732)	(30,170,535)	-	(321,378)	-	(949,683)	-	97,051,096	38,264,176	24,190,836	19,266,552
48	2071	134,021,920	(953,476)	(30,835,775)	-	(326,199)	-	(956,127)	-	100,950,343	39,021,104	24,429,862	19,362,927
49	2072	138,719,049	(958,243)	(31,515,553)	-	(331,092)	-	(962,613)	-	104,951,547	39,772,275	24,658,397	19,449,646
50	2073	143,543,414	(963,034)	(32,210,186)	-	(336,058)	-	(969,141)	-	109,064,995	40,520,687	24,878,497	19,528,455
51	2074	148,484,412	(967,850)	(32,919,995)	-	(341,099)	(11,712,511)	(975,711)	-	101,567,248	36,995,161	22,493,406	17,570,974
52	2075	-	-	-	-	-	-	-	-	-	0	0	0
Total		\$ 2,965,849,954	\$ (61,839,655)	\$ (452,874,520)	\$ (28,865,971)	\$ (11,948,770)	\$ (64,224,474)	\$ (41,496,445)	\$ (12,620,800)	\$ 2,291,979,319	\$ 1,091,490,594	\$ 760,799,820	\$ 636,050,191

Present Value Benefits Using WebTAG Discount Schedule											
Total Benefits Discounted	WebTAG Discount Schedule - All other Impacts	WebTAG Discount Schedule - Health Impacts (noise and non-carbon emissions)	Traffic Benefits	Noise Benefits	Traffic-Related Carbon Emissions	Estimated Peat Removal Carbon Emissions from Construction	Annual Carbon Sequestration Loss	Bulk Material, Construction Tailpipe, and Commuter/Delivery Tailpipe Emissions	Non-carbon Emissions from Traffic	Amenity Loss	Total Benefits w/ Solar
5%			Years 0-30 3.5%; Years 31-75 3%	Years 0-30 1.5% ; Years 31-75 1.29%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 1.5% ; Years 31-75 1.29%	Years 0-30 3.5%; Years 31-75 3%	WebTAG
0	3.5%	1.50%	0	0	0	0	0	0	0	0	0
0	3.5%	1.50%	0	0	0	0	0	0	0	0	0
-65,690,408	3.5%	1.50%	-6,034,441	-1,055,506	-8,847,025	-26,035,452	-150,079	-11,817,455	-3,525,368	-11,383,238	-68,848,565
-16,061,101	3.5%	1.50%	-3,612,802	-1,074,953	-8,916,069	0	-147,212	0	-3,613,612	0	-17,364,648
-13,427,345	3.5%	1.50%	-955,236	-1,094,757	-8,985,112	0	-144,400	0	-3,694,653	0	-14,874,159
-10,613,186	3.5%	1.50%	1,983,876	-1,114,926	-9,054,137	0	-141,642	0	-3,784,656	0	-12,111,484
-7,573,342	3.5%	1.50%	5,250,333	-1,135,467	-9,123,125	0	-138,936	0	-3,867,407	0	-9,014,602
-4,215,491	3.5%	1.50%	8,913,609	-1,156,387	-9,192,058	0	-136,282	0	-3,887,658	0	-5,458,776
-559,867	3.5%	1.50%	13,023,301	-1,177,692	-9,260,919	0	-133,679	0	-3,907,265	0	-1,456,253
3,458,661	3.5%	1.50%	17,671,682	-1,199,389	-9,329,687	0	-131,125	0	-3,926,195	0	3,085,287
7,905,939	3.5%	1.50%	22,956,697	-1,221,486	-9,398,342	0	-128,620	0	-3,944,416	0	8,263,834
12,864,185	3.5%	1.50%	29,000,799	-1,243,991	-9,466,864	0	-126,163	0	-3,961,892	0	14,201,890
5,778,511	3.5%	1.50%	14,786,312	-1,219,849	680,250	0	-123,753	-8,081,518	840,716	0	6,882,159
12,838,746	3.5%	1.50%	15,419,501	-1,230,064	692,263	0	-121,389	0	853,615	0	15,613,926
13,227,042	3.5%	1.50%	16,106,875	-1,240,365	704,413	0	-119,070	0	866,661	0	16,318,514
13,652,656	3.5%	1.50%	16,858,539	-1,250,753	716,702	0	-116,795	0	879,855	0	17,087,548
14,106,297	3.5%	1.50%	17,665,015	-1,261,227	729,130	0	-114,564	0	893,200	0	17,911,554
14,592,811	3.5%	1.50%	18,534,666	-1,271,789	741,533	0	-112,350	0	906,696	0	18,798,756
15,111,495	3.5%	1.50%	19,468,694	-1,282,439	754,073	0	-110,179	0	920,346	0	19,750,494
15,660,978	3.5%	1.50%	20,467,560	-1,293,179	766,750	0	-108,050	0	934,150	0	20,767,231
16,243,240	3.5%	1.50%	21,536,210	-1,304,009	779,566	0	-105,962	0	948,111	0	21,853,917
16,855,543	3.5%	1.50%	22,673,334	-1,314,929	792,523	0	-103,915	0	962,230	0	23,009,243
9,282,820	3.5%	1.50%	15,884,450	-911,678	2,245,171	0	-101,907	-4,630,623	171,028	0	12,656,441
12,824,176	3.5%	1.50%	16,461,773	-901,977	2,210,477	0	-99,938	0	169,248	0	17,839,583
13,003,569	3.5%	1.50%	16,999,832	-892,380	2,176,399	0	-98,006	0	167,461	0	18,353,306
13,143,312	3.5%	1.50%	17,491,345	-882,885	2,142,927	0	-96,113	0	165,695	0	18,820,970
13,252,157	3.5%	1.50%	17,946,929	-873,490	2,110,049	0	-94,255	0	163,949	0	19,253,181
13,329,469	3.5%	1.50%	18,363,838	-864,196	2,077,752	0	-92,434	0	162,223	0	19,647,183
13,377,605	3.5%	1.50%	18,743,757	-855,001	2,046,024	0	-90,648	0	160,518	0	20,004,651
13,401,240	3.5%	1.50%	19,092,091	-845,903	2,014,856	0	-88,896	0	158,832	0	20,330,980
13,399,783	3.0%	1.29%	22,549,736	-892,398	2,305,633	0	-101,299	0	167,587	0	24,029,259
13,377,448	3.0%	1.29%	22,992,330	-884,733	2,281,700	0	-99,824	0	166,175	0	24,455,648
13,333,672	3.0%	1.29%	23,402,005	-877,133	2,258,099	0	-98,370	0	164,776	0	24,849,376
13,270,232	3.0%	1.29%	23,779,954	-869,600	2,234,823	0	-96,938	0	163,391	0	25,211,630
13,192,646	3.0%	1.29%	24,134,874	-862,130	2,211,868	0	-95,526	0	162,019	0	25,551,105
13,098,275	3.0%	1.29%	24,459,921	-854,725	2,189,229	0	-94,135	0	160,661	0	25,860,950
7,670,337	3.0%	1.29%	29,988,051	-861,720	-8,124,281	0	-92,764	-5,545,614	-552,311	0	15,111,360
10,367,716	3.0%	1.29%	30,269,817	-557,339	-8,061,919	0	-91,413	0	-548,991	0	21,010,155
10,334,143	3.0%	1.29%	30,539,862	-552,992	-7,999,999	0	-90,082	0	-545,690	0	21,351,099
10,290,587	3.0%	1.29%	30,794,500	-548,679	-7,938,519	0	-88,770	0	-542,407	0	21,676,125
10,240,417	3.0%	1.29%	31,039,954	-544,400	-7,877,476	0	-87,477	0	-539,143	0	21,991,458
10,180,991	3.0%	1.29%	31,269,496	-540,154	-7,816,869	0	-86,203	0	-535,896	0	22,290,374
10,115,430	3.0%	1.29%	31,489,081	-535,941	-7,756,694	0	-84,948	0	-532,668	0	22,578,830
10,043,877	3.0%	1.29%	31,698,227	-531,761	-7,696,949	0	-83,711	0	-529,458	0	22,856,348
9,966,503	3.0%	1.29%	31,896,515	-527,613	-7,637,632	0	-82,491	0	-526,266	0	23,122,512
9,884,626	3.0%	1.29%	32,086,305	-523,498	-7,578,740	0	-81,290	0	-523,092	0	23,379,685
9,797,232	3.0%	1.29%	32,264,409	-519,415	-7,520,270	0	-80,106	0	-519,936	0	23,624,682
9,705,579	3.0%	1.29%	32,433,144	-515,364	-7,462,221	0	-78,940	0	-516,797	0	23,859,822
9,609,774	3.0%	1.29%	32,592,081	-511,345	-7,404,588	0	-77,790	0	-513,677	0	24,084,681
9,510,874	3.0%	1.29%	32,743,269	-507,357	-7,347,371	0	-76,657	0	-510,574	0	24,301,310
8,435,279	3.0%	1.29%	32,883,831	-503,399	-7,290,567	0	-75,541	-2,593,890	-507,488	0	21,912,946
0	3.0%	1.29%	0	0	0	0	0	0	0	0	0
\$ 371,595,132			\$ 1,028,005,901	\$ (44,392,362)	\$ (169,225,224)	\$ (26,035,452)	\$ (5,120,636)	\$ (32,669,100)	\$ (34,748,373)	\$ (11,383,238)	\$ 704,431,515

Proposed Project 2074 Medium Scenario minus No-Build Benefits

N	Year	Undiscounted Benefit Categories: Constant 2024 \$ (sign may be "+" or "-" value)										Present Value Benefits		
		Traffic Benefits	Noise Benefits	Traffic-Related Carbon Emissions	Estimated Peat Removal Carbon Emissions from Construction	Annual Carbon Sequestration Loss	Bulk Material, Construction Tailpipe, and Commuter/Delivery Tailpipe Emissions	Traffic-Related Non-Carbon Emissions	Amenity Loss	Total Benefits w Solar (Undiscounted)	Total Benefits Discounted	Total Benefits Discounted	Total Benefits Discounted	
											2%	3%	3.5%	
1	2024	-	-	-	-	-	-	-	-	-	0	0	0	
2	2025	-	-	-	-	-	-	-	-	-	0	0	0	
3	2026	(6,690,493)	(1,103,720)	(9,808,855)	(28,865,971)	(166,396)	(13,102,223)	(3,686,401)	(12,620,800)	(76,044,858)	-71,658,768	-69,591,818	-68,588,105	
4	2027	(4,145,773)	(1,140,915)	(10,231,395)	-	(168,930)	-	(3,835,356)	-	(19,522,369)	-18,035,651	-17,345,372	-17,012,617	
5	2028	(1,134,521)	(1,179,364)	(10,671,495)	-	(171,502)	-	(3,980,190)	-	(17,137,073)	-15,521,575	-14,782,589	-14,428,955	
6	2029	2,438,690	(1,219,109)	(11,129,846)	-	(174,114)	-	(4,138,306)	-	(14,222,684)	-12,629,337	-11,911,274	-11,570,163	
7	2030	6,679,890	(1,260,193)	(11,607,162)	-	(176,765)	-	(4,292,222)	-	(10,656,453)	-9,277,084	-8,664,671	-8,375,876	
8	2031	11,737,521	(1,302,661)	(12,104,185)	-	(179,457)	-	(4,379,418)	-	(6,228,201)	-5,315,709	-4,916,599	-4,729,768	
9	2032	17,749,422	(1,346,561)	(12,621,682)	-	(182,190)	-	(4,467,527)	-	(868,538)	-726,754	-665,662	-637,273	
10	2033	24,927,653	(1,391,940)	(13,160,444)	-	(184,965)	-	(4,556,510)	-	5,633,794	4,621,674	4,192,072	3,993,903	
11	2034	33,516,083	(1,438,848)	(13,721,295)	-	(187,781)	-	(4,646,320)	-	13,521,839	10,875,115	9,768,464	9,261,725	
12	2035	43,822,199	(1,487,338)	(14,305,082)	-	(190,641)	-	(4,736,910)	-	23,102,229	18,215,950	16,203,439	15,288,669	
13	2036	23,125,143	(1,480,350)	1,063,881	-	(193,544)	(12,639,139)	1,020,253	-	10,896,243	8,423,151	7,419,812	6,967,103	
14	2037	24,959,462	(1,515,139)	1,120,562	-	(196,491)	-	1,051,445	-	25,419,839	19,265,061	16,805,508	15,703,913	
15	2038	26,984,635	(1,550,744)	1,180,137	-	(199,484)	-	1,083,527	-	27,498,071	20,431,472	17,649,966	16,413,341	
16	2039	29,232,471	(1,587,187)	1,242,751	-	(202,522)	-	1,116,524	-	29,802,037	21,709,169	18,571,644	17,187,011	
17	2040	31,702,970	(1,624,486)	1,308,552	-	(205,606)	-	1,150,460	-	32,331,891	23,090,226	19,561,325	18,015,452	
18	2041	34,427,941	(1,662,661)	1,377,390	-	(208,690)	-	1,185,361	-	35,119,341	24,589,136	20,628,911	18,906,888	
19	2042	37,428,590	(1,701,734)	1,449,706	-	(211,820)	-	1,221,254	-	38,185,995	26,212,042	21,776,940	19,862,663	
20	2043	40,726,123	(1,741,725)	1,525,671	-	(214,997)	-	1,258,165	-	41,553,237	27,964,137	23,007,020	20,883,239	
21	2044	44,352,349	(1,782,655)	1,605,464	-	(218,222)	-	1,296,122	-	45,253,058	29,856,873	24,325,748	21,973,568	
22	2045	48,328,474	(1,824,547)	1,689,272	-	(221,496)	-	1,335,155	-	49,306,858	31,893,601	25,732,880	23,132,344	
23	2046	35,042,915	(1,283,986)	4,953,104	-	(224,818)	(10,215,685)	240,872	-	28,512,401	18,081,308	14,446,998	12,924,262	
24	2047	36,962,058	(1,295,671)	5,103,133	-	(228,190)	-	244,229	-	40,785,559	25,357,259	20,063,792	17,862,327	
25	2048	38,902,407	(1,307,461)	5,257,584	-	(231,613)	-	247,633	-	42,868,549	26,129,704	20,474,258	18,139,697	
26	2049	40,853,359	(1,319,359)	5,416,585	-	(235,087)	-	251,082	-	44,966,580	26,871,097	20,850,766	18,384,032	
27	2050	42,804,311	(1,331,365)	5,580,270	-	(238,614)	-	254,579	-	47,069,181	27,576,047	21,190,030	18,592,903	
28	2051	44,765,866	(1,343,481)	5,748,772	-	(242,193)	-	258,124	-	49,187,089	28,251,812	21,498,533	18,772,466	
29	2052	46,716,818	(1,355,706)	5,922,233	-	(245,826)	-	261,716	-	51,299,235	28,887,231	21,768,644	18,916,498	
30	2053	48,667,770	(1,368,043)	6,100,794	-	(249,513)	-	265,358	-	53,416,366	29,489,621	22,006,836	19,031,098	
31	2054	50,608,119	(1,380,492)	6,284,604	-	(253,256)	-	269,050	-	55,528,025	30,054,320	22,210,496	19,114,431	
32	2055	52,527,262	(1,393,055)	6,473,815	-	(257,055)	-	272,792	-	57,623,759	30,577,085	22,377,440	19,165,069	
33	2056	54,425,199	(1,405,732)	6,668,582	-	(260,911)	-	276,585	-	59,703,723	31,059,592	22,509,871	19,185,356	
34	2057	56,291,327	(1,418,524)	6,869,066	-	(264,824)	-	280,429	-	61,757,474	31,498,051	22,606,009	19,174,217	
35	2058	58,125,646	(1,431,432)	7,075,433	-	(268,797)	-	284,327	-	63,785,176	31,894,349	22,668,193	19,134,077	
36	2059	59,917,553	(1,444,458)	7,287,852	-	(272,828)	-	288,277	-	65,776,395	32,245,111	22,694,989	19,064,151	
37	2060	85,046,663	(786,227)	25,606,015	-	(276,921)	(16,554,916)	1,075,074	-	94,109,688	45,230,145	31,525,140	26,353,687	
38	2061	87,888,267	(794,326)	26,305,520	-	(281,075)	-	1,089,958	-	114,208,344	53,813,509	37,143,540	30,900,431	
39	2062	90,729,871	(802,507)	27,024,163	-	(285,291)	-	1,105,047	-	117,771,283	54,404,235	37,186,700	30,786,886	
40	2063	93,571,475	(810,773)	27,762,467	-	(289,570)	-	1,120,346	-	121,353,945	54,960,039	37,201,882	30,650,665	
41	2064	96,402,476	(819,124)	28,520,972	-	(293,914)	-	1,135,858	-	124,946,268	55,477,419	37,187,508	30,490,809	
42	2065	99,222,874	(827,561)	29,300,231	-	(298,322)	-	1,151,584	-	128,548,805	55,957,826	37,145,363	30,309,122	
43	2066	102,000,860	(836,085)	30,100,813	-	(302,797)	-	1,167,528	-	132,130,319	56,389,091	37,068,228	30,100,066	
44	2067	104,736,434	(844,696)	30,923,302	-	(307,339)	-	1,183,694	-	135,691,394	56,773,379	36,958,507	29,865,990	
45	2068	107,408,390	(853,397)	31,768,298	-	(311,949)	-	1,200,084	-	139,211,426	57,104,082	36,812,878	29,604,596	
46	2069	110,016,728	(862,187)	32,636,419	-	(316,629)	-	1,216,701	-	142,691,032	57,383,731	36,634,000	29,318,422	
47	2070	112,529,639	(871,067)	33,528,298	-	(321,378)	-	1,233,549	-	146,099,040	57,602,229	36,416,466	29,003,534	
48	2071	114,936,520	(880,039)	34,444,586	-	(326,199)	-	1,250,630	-	149,425,498	57,758,575	36,160,791	28,660,775	
49	2072	117,205,562	(889,104)	35,385,953	-	(331,092)	-	1,267,949	-	152,639,268	57,843,939	35,862,641	28,287,146	
50	2073	119,326,162	(898,262)	36,353,085	-	(336,058)	-	1,285,507	-	155,730,435	57,858,199	35,523,215	27,884,060	
51	2074	121,277,114	(907,514)	37,346,690	-	(341,099)	(11,712,511)	1,303,309	-	146,965,990	53,531,336	32,547,556	25,424,886	
52	2075	-	-	-	-	-	-	-	-	-	0	0	0	
Total		\$ 2,699,078,474	\$ (61,103,512)	\$ 445,950,580	\$ (28,865,971)	\$ (11,948,770)	\$ (64,224,474)	\$ (9,519,023)	\$ (12,620,800)	\$ 2,956,746,504	\$ 1,364,043,046	\$ 936,507,011	\$ 777,348,722	

Present Value Benefits Using WebTAG Discount Schedule											
Total Benefits Discounted	WebTAG Discount Schedule - Health Impacts (noise and non-carbon emissions)	WebTAG Discount Schedule - All other Impacts	Traffic Benefits	Noise Benefits	Traffic-Related Carbon Emissions	Estimated Peat Removal Carbon Emissions from Construction	Annual Carbon Sequestration Loss	Bulk Material, Construction Tailpipe, and Commuter/Delivery Tailpipe Emissions	Non-carbon Emissions from Traffic	Amenity Loss	Total Benefits w/ Solar
5%			Years 0-30 3.5%; Years 31-75 3%	Years 0-30 1.5%; Years 31-75 1.29%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 3.5%; Years 31-75 3%	Years 0-30 1.5%; Years 31-75 1.29%	Years 0-30 3.5%; Years 31-75 3%	WebTAG
0	1.50%	3.5%	-	-	-	-	-	-	-	-	-
0	1.50%	3.5%	-	-	-	-	-	-	-	-	-
-65,690,408	1.50%	3.5%	(6,034,441)	(1,055,506)	(8,847,025)	(26,035,452)	(150,079)	(11,817,455)	(3,525,368)	(11,383,238)	(68,848,565)
-16,061,101	1.50%	3.5%	(3,612,802)	(1,074,953)	(8,916,069)	-	(147,212)	-	(3,613,612)	-	(17,364,648)
-13,427,345	1.50%	3.5%	(955,236)	(1,094,757)	(8,985,112)	-	(144,400)	-	(3,694,653)	-	(14,874,159)
-10,613,186	1.50%	3.5%	1,983,876	(1,114,926)	(9,054,137)	-	(141,642)	-	(3,784,656)	-	(12,111,484)
-7,573,342	1.50%	3.5%	5,250,333	(1,135,467)	(9,123,125)	-	(138,936)	-	(3,867,407)	-	(9,014,602)
-4,215,491	1.50%	3.5%	8,913,609	(1,156,387)	(9,192,058)	-	(136,282)	-	(3,887,658)	-	(5,458,776)
-559,867	1.50%	3.5%	13,023,301	(1,177,692)	(9,260,919)	-	(133,679)	-	(3,907,265)	-	(1,456,253)
3,458,661	1.50%	3.5%	17,671,682	(1,199,389)	(9,329,687)	-	(131,125)	-	(3,926,195)	-	3,085,287
7,905,939	1.50%	3.5%	22,956,697	(1,221,486)	(9,398,342)	-	(128,620)	-	(3,944,416)	-	8,263,834
12,864,185	1.50%	3.5%	29,000,799	(1,243,991)	(9,466,864)	-	(126,163)	-	(3,961,892)	-	14,201,890
5,778,511	1.50%	3.5%	14,786,312	(1,219,849)	680,250	-	(123,753)	(8,081,518)	840,716	-	6,882,159
12,838,746	1.50%	3.5%	15,419,501	(1,230,064)	692,263	-	(121,389)	-	853,615	-	15,613,926
13,227,042	1.50%	3.5%	16,106,875	(1,240,365)	704,413	-	(119,070)	-	866,661	-	16,318,514
13,652,656	1.50%	3.5%	16,858,539	(1,250,753)	716,702	-	(116,795)	-	879,855	-	17,087,548
14,106,297	1.50%	3.5%	17,665,015	(1,261,227)	729,130	-	(114,564)	-	893,200	-	17,911,554
14,592,811	1.50%	3.5%	18,534,666	(1,271,789)	741,533	-	(112,350)	-	906,696	-	18,798,756
15,111,495	1.50%	3.5%	19,468,694	(1,282,439)	754,073	-	(110,179)	-	920,346	-	19,750,494
15,660,978	1.50%	3.5%	20,467,560	(1,293,179)	766,750	-	(108,050)	-	934,150	-	20,767,231
16,243,240	1.50%	3.5%	21,536,210	(1,304,009)	779,566	-	(105,962)	-	948,111	-	21,853,917
16,855,543	1.50%	3.5%	22,673,334	(1,314,929)	792,523	-	(103,915)	-	962,230	-	23,009,243
9,282,820	1.50%	3.5%	15,884,450	(911,678)	2,245,171	-	(101,907)	(4,630,623)	171,028	-	12,656,441
12,646,293	1.50%	3.5%	16,187,797	(906,378)	2,234,953	-	(99,938)	-	170,849	-	17,587,283
12,659,201	1.50%	3.5%	16,461,436	(901,110)	2,224,731	-	(98,006)	-	170,670	-	17,857,721
12,646,434	1.50%	3.5%	16,702,392	(895,872)	2,214,504	-	(96,113)	-	170,490	-	18,095,402
12,607,401	1.50%	3.5%	16,908,227	(890,664)	2,204,275	-	(94,255)	-	170,310	-	18,297,892
12,547,313	1.50%	3.5%	17,085,087	(885,487)	2,194,044	-	(92,434)	-	170,129	-	18,471,339
12,462,960	1.50%	3.5%	17,226,740	(880,340)	2,183,812	-	(90,648)	-	169,948	-	18,609,513
12,359,342	1.50%	3.5%	17,339,276	(875,223)	2,173,581	-	(88,896)	-	169,766	-	18,718,504
12,236,126	1.29%	3.0%	20,242,597	(927,834)	2,513,761	-	(101,299)	-	180,829	-	21,908,054
12,093,277	1.29%	3.0%	20,398,281	(924,353)	2,514,022	-	(99,824)	-	181,009	-	22,069,135
11,933,135	1.29%	3.0%	20,519,729	(920,885)	2,514,230	-	(98,370)	-	181,189	-	22,195,892
11,755,832	1.29%	3.0%	20,605,153	(917,431)	2,514,387	-	(96,938)	-	181,368	-	22,286,539
11,563,633	1.29%	3.0%	20,656,890	(913,989)	2,514,491	-	(95,526)	-	181,546	-	22,343,413
11,356,782	1.29%	3.0%	20,673,499	(910,560)	2,514,545	-	(94,135)	-	181,724	-	22,365,074
15,474,986	1.29%	3.0%	28,489,181	(489,311)	8,577,578	-	(92,764)	(5,545,614)	669,076	-	31,608,146
17,885,639	1.29%	3.0%	28,583,563	(488,055)	8,555,243	-	(91,413)	-	669,699	-	37,229,037
17,565,347	1.29%	3.0%	28,648,278	(486,802)	8,532,975	-	(90,082)	-	670,324	-	37,274,694
17,237,804	1.29%	3.0%	28,684,976	(485,553)	8,510,774	-	(88,770)	-	670,949	-	37,292,376
16,902,931	1.29%	3.0%	28,692,076	(484,306)	8,488,640	-	(87,477)	-	671,575	-	37,280,508
16,562,179	1.29%	3.0%	28,671,365	(483,063)	8,466,572	-	(86,203)	-	672,202	-	37,240,872
16,212,972	1.29%	3.0%	28,615,621	(481,823)	8,444,570	-	(84,948)	-	672,829	-	37,166,249
15,857,077	1.29%	3.0%	28,527,249	(480,586)	8,422,635	-	(83,711)	-	673,458	-	37,059,045
15,493,746	1.29%	3.0%	28,402,927	(479,353)	8,400,765	-	(82,491)	-	674,087	-	36,915,934
15,124,775	1.29%	3.0%	28,245,313	(478,122)	8,378,961	-	(81,290)	-	674,717	-	36,739,578
14,748,583	1.29%	3.0%	28,048,999	(476,895)	8,357,222	-	(80,106)	-	675,348	-	36,524,567
14,366,083	1.29%	3.0%	27,814,500	(475,671)	8,335,549	-	(78,940)	-	675,979	-	36,271,417
13,976,249	1.29%	3.0%	27,537,481	(474,450)	8,313,940	-	(77,790)	-	676,612	-	35,975,793
13,580,274	1.29%	3.0%	27,219,142	(473,232)	8,292,396	-	(76,657)	-	677,245	-	35,638,894
12,205,697	1.29%	3.0%	26,858,416	(472,017)	8,270,917	-	(75,541)	(2,593,890)	677,879	-	32,665,764
0	1.29%	3.0%	-	-	-	-	-	-	-	-	-
\$ 445,500,258			\$ 951,645,165	\$ (44,014,202)	\$ 74,893,109	\$ (26,035,452)	\$ (5,120,636)	\$ (32,669,100)	\$ (16,554,705)	\$ (11,383,238)	\$ 890,760,941