

31 January 2013

Mr. Jaime Kaszynski, Research Project Manager  
Research Services/Local Government Fiscal Note Program  
Innovation & Policy Priorities Division  
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Mr. Kaszynski:

AECOM was hired by the Washington State Department of Commerce as an independent consultant to impartially examine the debt service, construction costs and operation projections for the proposed Hanford Reach Interpretive Center (HRIC). Per Chapter RCW 35.57.025(2), AECOM examined the "potential costs to be incurred by the public facility [facilities] district and the adequacy of revenues or expected revenues to meet those costs."

The AECOM Economics practice, formerly Economic Research Associates, has more than 50 years of experience preparing market studies and feasibility studies for facilities such as that being proposed here. That expertise was incorporated into our review of the HRIC financial documents and augmented with information learned through interviews, data collection and an analysis of comparable facilities.

In response to comments received regarding Table 2, we reviewed our analysis and, with your help, were able to locate an annual report from the Washington Department of Revenue with local sales and use tax distributions. This report shows actual tax distributions to the Richland Public Facilities District (RPFDD). We replaced our estimates derived from taxable sales in Table 2 with this information. This new data source led us to believe that the Richland Public Facilities District will be able to more easily cover its debt service obligations than previously estimated. We have revised the report accordingly.

We still believe the Richland Public Facilities District Board and the City of Richland should be made aware of some remaining concerns regarding construction costs and potential overruns, as well as projections for operations and funding streams as documented in our report.

We appreciate the opportunity to participate in this project. Should you have any further questions or concerns, please feel to contact either of us directly.

Sincerely,



David Stone  
Associate Principal



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Associate



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