

Dept: Parking & Transit	Advanco		Treanor B - Riverside		Treanor C - King Industrial	
RFP 87147 Transit Facility BID SUMMARY Sent: 08/24/09 Rec'd : 10/5/09 Purchase Estimate: \$6,500,000 (Bldg & Land)	Recommended by PNC to AWARD Purchase OPTION TO ADVANCO11/30/09 Contingent on: KBOR Approval, Land appraising less than quote, Env Assess, Agreement with City of Lawrence, & Final Mutually Agreed upon contract with Advanco		Recommended by PNC as a finalist for Purchase Option only		Recommended by PNC as a finalist for Purchase Option Only	
Location	Timberedge Industrial Park North of I-70; 8.12+2.82 + 2.06 = 13.00 acres		North of I-70 on Iowa St. Riverside Business Park 14.12 Acres		Across the street from the current City Facility 14.16 Acres	
Purchase Option Base Bid:	4,162,891	Includes Sales Tx	6,325,918	Includes Sales Tx	6,347,773	Includes Sales Tx
Purchase Option Base Bid:	4,075,891	Includes NO Sales Tx	6,205,152	Includes NO Sales Tx	6,222,858	Includes NO Sales Tx
Negotiated Base Bid Pricing:	3,975,891	Includes NO Sales Tx				
Alternates:						
1 - Bus Wash Includes Sales Tax	282,515	Includes Sales Tx	386,181	Includes Sales Tx	397,075	Includes Sales Tx
1 - Bus Wash Includes NO Sales Tax	269,914	Includes NO Sales Tx	375,029	Includes NO Sales Tx	385,538	Includes NO Sales Tx
1 - Final Bus Wash Pricing:	269,914	Includes NO Sales Tx				
2 - Fueling Station Includes Sales Tax	161,761	Includes Sales Tx	233,920	Includes Sales Tx	252,164	Includes Sales Tx
2 - Fueling Station Includes NO Sales Tax	154,562	Includes NO Sales Tx	226,432	Includes NO Sales Tx	244,031	Includes NO Sales Tx
2 - Final Above Ground Fueling Station Pricing:	166,187	Includes NO Sales Tx				
3 - Canopies for Service Vehicle Parking Areas	1,020,236	DID NOT AWARD	705,942		705,942	
4 - Expanded Transit Building - Includes Sales Tax	149,560	Includes Sales Tx	306,288	Includes Sales Tx	306,288	Includes Sales Tx
4 - Expanded Transit Building Includes NO Sales Tax	145,360	Includes NO Sales Tx	298,031	Includes NO Sales Tx	298,031	Includes NO Sales Tx
4 - Final Expanded Transit Bldg Pricing:	145,360	Includes NO Sales Tx	298,031	Includes NO Sales Tx	298,031	Includes NO Sales Tx
5- Alternate Award Option from Negotiations	8,000	Includes NO Sales Tx				
	With Sales Tx	W/Out Sales Tx	With Sales Tx	W/Out Sales Tx	With Sales Tx	W/Out Sales Tx
Total of Base Bid Plus Alts 1 - 2 - 4 :	\$4,756,728	\$4,645,727	\$7,252,307	\$7,104,644	\$7,303,300	\$7,150,458
FINAL BASE BID + Alts 1 - 2 - 4 ALTERNATES NOT TO EXCEED		4,565,352				
Quoted Land Cost included with Base Bid Revised Land Cost with Base Bid used for final Award	1 acre = 43,560 square foot \$1,000,000 750,000	Cost/Acre: \$76,929 1.77 Sq Ft. 57,692.31 Cost /Sq ft 1.29	\$1,230,134 14.12 Acres	Cst / Acre: \$87,120 Cost /Sq Ft: \$2.00	\$1,418,662 14.16 Acres	Cst / Acre: \$100,188 Cost /Sq Ft: \$2.30

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RFP 87147 Transit Facility BID SUMMARY	Recommended by PNC to AWARD	Recommended by PNC	Recommended by PNC
Traffic Signals/Street Work	No additional needed	No additional needed	
Lease Option			
Building			
10 Yr Lease			
15 Year Lease		14,308,182	14,357,616
20 Yr Lease	13,654,531	19,151,949	19,218,118
Alternate Award Option	19,800		
Bus Wash			
10 Yr Lease			
15 Year Lease		955,114	982,057
20 Yr Lease	870,004	1,329,773	1,367,284
Fueling Station			
10 Yr Lease			
15 Year Lease		529,088	570,352
20 Yr Lease	498,189	708,201	763,434
Canopies for Service Vehicle Parking			
10 Yr Lease			
15 Year Lease		1,596,724	1,596,724
20 Yr Lease	3,095,079	2,137,265	2,137,265
Expanded Facility			
10 Yr Lease			
15 Year Lease		692,773	692,773
20 Yr Lease	468,532	927,298	927,298
TOTAL			
10 Yr Lease			
15 Year Lease		16,485,157	16,602,798
20 Yr Lease	15,511,056	22,117,221	22,276,135

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RFP 87147 Transit Facility BID SUMMARY	Recommended by PNC to AWARD		Recommended by PNC		Recommended by PNC	
Lease/Purchase Option						
Building						
10 Yr Lease						
Final Purchase Amt		-		-		-
5 Yr Renewal						
Final Purchase Amt		-		-		-
10 Yr Renewal						
Final Purchase Amt		-		-		-
15 Year Lease			14,308,182		14,357,616	
Final Purchase Amt		-	8,223,693	22,531,875	8,252,105	22,609,722
20 Year Lease	13,654,531		19,151,949		19,218,118	
Final Purchase Amt	3,000,000	16,674,331	8,856,285	28,008,234	8,886,883	28,105,001
	19,800					
Bus Wash						
10 Yr Lease						
Final Purchase Amt		-		-		-
15 Year Lease			955,114		982,057	
Final Purchase Amt		-	502,036	1,457,150	516,198	1,498,254
20 Year Lease	870,004		1,329,773		1,367,284	
Final Purchase Amt	200,000	1,070,004	540,654	1,870,427	555,905	1,923,190
Fueling Station						
10 Yr Lease						
Final Purchase Amt		-		-		-
15 Year Lease			529,088		570,352	
Final Purchase Amt		-	304,096	833,184	327,813	898,165
20 Year Lease	498,189		708,201		763,434	
Final Purchase Amt	310,000	808,189	327,488	1,035,689	353,029	1,116,463
Canopies for Service Vehicle Parking						
10 Yr Lease						
Final Purchase Amt		-		-		-
15 Year Lease			1,596,724		1,596,724	
Final Purchase Amt		-	917,725	2,514,449	917,725	2,514,449
20 Year Lease	3,095,079		2,137,265		2,137,265	
Final Purchase Amt	735,000	3,830,079	988,319	3,125,584	988,319	3,125,584
Expanded Transit Facility						

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RFP 87147 Transit Facility BID SUMMARY	Recommended by PNC to AWARD	Recommended by PNC		Recommended by PNC	
10 Yr Lease					
Final Purchase Amt	-	-		-	
15 Year Lease		692,773		692,773	
Final Purchase Amt	-	398,174	1,090,947	398,174	1,090,947
20 Year Lease	468,532	927,298		927,298	
Final Purchase Amt	100,000 568,532	428,803	1,356,101	428,803	1,356,101
TOTAL					
10 Yr Lease					
Final Purchase Amt	-	-		-	
15 Year Lease					
Final Purchase Amt	-		25,913,156		26,097,088
20 Year Lease					
Final Purchase Amt	19,121,056		32,270,451		32,500,755

Dept: Parking & Transit	Southwind/Fairfield Investors	J&J	Treanor A - Franklin Park	ZarocoZaremba
RFP 87147 Transit Facility BID SUMMARY Sent: 08/24/09 Rec'd : 10/5/09 Purchase Estimate: \$6,500,000 (Bldg & Land)	Did not consider for a finalist After Technical Review - this site does not meet required 8 acres (short by apx 18.75%), No traffic signalization at pull out point onto K10, and is currently zoned residential.	Did not consider for a finalist After Technical Review - A portion of this site is located in a flood plain and does not meet required specifications. Poor Layout	Did not consider for a finalist After Technical Review, due to slow bus pull out rates onto K10 and a requirement to extend an unfinished street which would cause possible delay to the project.	Did not consider for a finalist After Technical Review - a portion of this site is located in a flood plain. The purchase option was declared as the preferred option and no purchase option was submitted.
Location	25th Terr & Franklin Rd	SW intersection of Highways 24 & 40	East Lawrence Next to Douglas Cty Jail	
	6.5 acres	8.6 acres	10.8 acres	
Purchase Option Base Bid: 4,886,000 Purchase Option Base Bid: Negotiated Base Bid Pricing:		5,844,745 Includes Sales Tx	6,241,611 Includes Sales Tx	
Alternates: 1 - Bus Wash Includes Sales Tax 313,481 1 - Bus Wash Includes NO Sales Tax 1 - Final Bus Wash Pricing: 2 - Fueling Station Includes Sales Tax 304,056 2 - Fueling Station Includes NO Sales Tax 2 - Final Above Ground Fueling Station Pricing: 3 - Canopies for Service Vehicle Parking Areas 851,007 4 - Expanded Transit Building - Includes Sales Tax 390,808 4 - Expanded Transit Building Includes NO Sales Tax 4 - Final Expanded Transit Bldg Pricing: 5- Alternate Award Option from Negotiations		1,401,711 478,439 1,115,467 131,215	373,770 228,859 705,942 306,288	
Total of Base Bid Plus Alts 1 - 2 - 4 :	5,894,345	7,856,110	7,150,528	<div>Did Not Submit Bid For Purch Option</div>
FINAL BASE BID + Alts 1 - 2 - 4 ALTERNATES NOT TO EXCEED				0
1 acre = 43 560 square foot Quoted Land Cost included with Base Bid Revised Land Cost with Base Bid used for final Award		Expansion: 3.5 acres		

Dept: Parking & Transit	Southwind/Fairfield Investors	J&J	Treanor A - Franklin Park	ZarocoZaremba
RFP 87147 Transit Facility BID SUMMARY				
Traffic Signals/Street Work	Expansion : 6.4 acres	Office area expansion included	Expansion: 4.67 acres	No Purchase Prop submitted
Lease Option	Will need streets built and traffic	in base bid	Will need streets built and traffic	
Building	signals installed	No additional traffic signals or	signals installed	
10 Yr Lease		7,013,693		
15 Year Lease		11,397,252	14,117,494	9,718,234
20 Yr Lease	11,333,500	16,365,285	18,896,707	12,393,988
Alternate Award Option				
Bus Wash				
10 Yr Lease		NA		
15 Year Lease		NA	924,419	
20 Yr Lease	721,000	NA	1,287,037	
Fueling Station				
10 Yr Lease		574,127		
15 Year Lease		861,190	517,641	
20 Yr Lease	699,320	1,339,629	692,878	
Canopies for Service Vehicle Parking				
10 Yr Lease		1,338,561		
15 Year Lease		2,175,161	1,596,724	1,490,774
20 Yr Lease	1,957,320	3,123,308	2,137,265	1,879,639
Expanded Facility				
10 Yr Lease		157,458		
15 Year Lease		255,870	692,773	1,098,574
20 Yr Lease	898,860	367,402	927,298	1,421,995
TOTAL				
10 Yr Lease		7,745,279		
15 Year Lease		12,514,312	16,252,326	10,816,809
20 Yr Lease	13,652,680	18,072,317	21,803,921	13,815,982

Dept: Parking & Transit	Southwind/Fairfield Investors		J&J		Treanor A - Franklin Park		ZarocoZaremba
RFP 87147 Transit Facility BID SUMMARY							
Lease/Purchase Option							
Building							
10 Yr Lease	5,666,750		7,013,693				
Final Purchase Amt	3,652,500	9,319,250	4,000,000	11,013,693	-		-
5 Yr Renewal			3,857,531				
Final Purchase Amt		5,666,750	3,750,000	14,621,225	-		-
10 Yr Renewal			8,416,432				
Final Purchase Amt		5,666,750	3,500,000	18,930,126	-		-
15 Year Lease			11,397,252		14,117,494		
Final Purchase Amt		-	3,750,000	15,147,252	8,114,094	22,231,588	-
20 Year Lease	11,333,500		16,365,285		18,896,707		
Final Purchase Amt	757,600	12,091,100	3,500,000	19,865,285	8,738,255	27,634,962	-
Bus Wash							
10 Yr Lease	360,500		2,250,000				
Final Purchase Amt	234,327	594,827	1,065,300	3,315,300	-		-
15 Year Lease					924,419		
Final Purchase Amt				255,870	485,902	1,410,320	-
20 Year Lease	721,000				1,287,037		
Final Purchase Amt	48,590	769,590		367,402	523,279	1,810,316	-
Fueling Station							
10 Yr Lease	349,660		693,600				
Final Purchase Amt	227,282	576,942	363,613	1,057,213	-		-
15 Year Lease			861,190		517,641		
Final Purchase Amt				861,190	297,516	815,157	-
20 Year Lease	699,320		1,339,629		692,878		
Final Purchase Amt	47,129	746,449		1,339,629	320,402	1,013,281	-
Canopies for Service Vehicle Parking							
10 Yr Lease	978,660		1,338,561				
Final Purchase Amt	636,128	1,614,788	1,000,000	2,338,561	-		-
15 Year Lease					1,596,724		
Final Purchase Amt					917,725	2,514,449	-
20 Year Lease	1,957,320		3,600,000		2,137,265		
Final Purchase Amt	131,906	2,089,226	700,000	4,300,000	988,319	3,125,584	-
Expanded Transit Facility							

Dept: Parking & Transit	Southwind/Fairfield Investors		J&J		Treanor A - Franklin Park		ZarocoZaremba
RFP 87147 Transit Facility BID SUMMARY							
10 Yr Lease	449,430		157,458				
Final Purchase Amt	292,129	741,559	100,000	257,458	-		-
15 Year Lease			255,869		692,773		
Final Purchase Amt			75,000	330,869	398,174	1,090,947	-
20 Year Lease	898,800		367,402		21,803,921		
Final Purchase Amt	60,575	959,375	50,000	417,402	428,803	22,232,724	-
TOTAL							
10 Yr Lease							
Final Purchase Amt		11,232,578		15,643,665	-		-
15 Year Lease							
Final Purchase Amt				16,595,181	25,548,013		-
20 Year Lease							
Final Purchase Amt		14,566,514		21,989,718	52,691,282		-