

Dept: Parking & Transit	Advanco		Trenor B - Riverside		Trenor 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	With Sales Tx	With Sales Tx	W/Out 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		1 acre = 43,560 square foot \$1,000,000	Cost/Acre: \$76,929 1.77 Sq Ft.	\$1,230,134	Cst / Acre: \$87,120	\$1,418,662 Cst / Acre: \$100,188
Revised Land Cost with Base Bid used for final Award		750,000	57,692.31	14.12 Acres	Cost /Sq Ft: \$2.00	14.16 Acres Cost /Sq Ft: \$2.30

Dept: Parking & Transit	Advanco	Treanor B - Riverside	Treanor C - King Industrial
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						

Dept: Parking & Transit	Advanco	Treanor B - Riverside		Treanor C - King Industrial	
RFP 87147 Transit Facility BID SUMMARY 10 Yr Lease Final Purchase Amt 15 Year Lease Final Purchase Amt 20 Year Lease Final Purchase Amt TOTAL	Recommended by PNC to AWARD 	Recommended by PNC 		Recommended by PNC 	
10 Yr Lease Final Purchase Amt 15 Year Lease Final Purchase Amt 20 Year Lease Final Purchase Amt	- - 468,532 100,000 - - 19,121,056	- - 692,773 398,174 927,298 428,803 - - 25,913,156 32,270,451	- - 692,773 398,174 927,298 428,803 - - 26,097,088 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	1,401,711	373,770	
1 - Bus Wash Includes NO Sales Tax				
1 - Final Bus Wash Pricing:				
2 - Fueling Station Includes Sales Tax	304,056	478,439	228,859	
2 - Fueling Station Includes NO Sales Tax				
2 - Final Above Ground Fueling Station Pricing:				
3 - Canopies for Service Vehicle Parking Areas	851,007	1,115,467	705,942	
4 - Expanded Transit Building - Includes Sales Tax	390,808	131,215	306,288	
4 - Expanded Transit Building Includes NO Sales Tax				
4 - Final Expanded Transit Bldg Pricing:				
5- Alternate Award Option from Negotiations				
Total of Base Bid Plus Alts 1 - 2 - 4 :	5,894,345	7,856,110	7,150,528	Did Not Submit Bid For Purch Option
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 Will need streets built and traffic signals installed	Office area expansion included in base bid No additional traffic signals or street work needed	Expansion: 4.67 acres Will need streets built and traffic signals installed	No Purchase Prop submitted
Lease Option				
Building				
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		-