

	Advanco, Inc. (adjacent to Reuter Organ Mfg, Standard Beverage & Westar Power)	Advanco, Inc. (adjacent to Reuter Organ Mfg, Standard Beverage & Westar Power)	Treanor - Option A (Franklin Park - East Lawrence next to Douglas Co Jail)	Treanor - Option B (Riverside Park - N of Hallmark Plant on N Iowa)	Treanor - Option B (Riverside Park - N of Hallmark Plant on N Iowa)	Treanor - Option C (King Park - On Haskell across from current City Maintenance Facility)	Treanor - Option C (King Park - On Haskell across from current City Maintenance Facility)	Zaroco, Inc. (30th & Haskell)	J&J Development, Inc. (North Lawrence)	Fairfield Investors, LLC - Southwind Capital, LLC (SW Corner of Franklin Rd & 25th Terr)
Sales Tax Included	Yes	No	Yes	Yes	No	Yes	No	No	Yes	
			Did Not Meet Spec					Did Not Meet Spec	Did Not Meet Spec	Did Not Meet Spec
Purchase			Signalization , Unfinished Str					Site contains a Flood Plain	Flood Plain in proposed expansion- poor layout	Signalization, Zoning, etc...
Base Building	\$ 1,746,690	\$ 1,702,224	\$ 6,241,611	\$ 5,095,783	\$ 4,975,018	\$ 4,929,111	\$ 4,804,195		\$ 5,844,745	\$ 4,886,000
Expansion	\$ 149,560	\$ 145,360	\$ 306,288	\$ 306,288	\$ 298,031	\$ 306,288	\$ 298,031		\$ 131,215	\$ 390,808
Bus Wash	\$ 282,515	\$ 269,914	\$ 373,770	\$ 386,181	\$ 375,029	\$ 397,075	\$ 385,538		\$ 1,401,711	\$ 313,481
Fueling Station	\$ 161,761	\$ 154,562	\$ 228,859	\$ 233,920	\$ 226,432	\$ 252,164	\$ 244,031		\$ 478,439	\$ 304,056
Total Base Building + Alternates	\$ 2,340,526	\$ 2,272,060	\$ 7,150,528	\$ 6,022,172	\$ 5,874,510	\$ 5,884,638	\$ 5,731,795		\$ 7,856,110	\$ 5,894,345
Sitework	\$ 1,416,201	\$ 1,373,667								
Land	\$ 1,000,000	\$ 1,000,000	included above	\$ 1,230,134	\$ 1,230,134	\$ 1,418,662	\$ 1,418,662		included above	included above
Total Land + Base Building + Alternates	\$ 4,756,727	\$ 4,645,727	\$ 7,150,528	\$ 7,252,307	\$ 7,104,644	\$ 7,303,300	\$ 7,150,458	Did not submit Cost Proposal	\$ 7,856,110	\$ 5,894,345
Life of Building - per Kansas Board of Regents	40	40								
Life Land Nonstructural Improvements	25	25								
Life expectancy per Advanco Bid	75	75								
Annual Depreciation - Base + Alternates - 40 yr life	\$ 58,513	\$ 56,802								
Annual Depreciation - Land Nonstructural Improvemnt	\$ 56,648	\$ 54,947								
Maintenance & Repair 15 years (no property tax & no mgmt fee)	see bid detail	\$ 525,959.00								
Maintenance & Repair 20 years (no property tax & no mgmt fee)	see bid detail	\$ 674,755.00								
Book Value of Building after 15 years	\$ 1,462,829	\$ 1,420,038								
Book Value of Building after 20 years	\$ 1,170,263	\$ 1,136,030								
Book Value of Land Nonstructural 15 years	\$ 566,480	\$ 549,467								
Book Value of Land Nonstructural 20 years	\$ 283,240	\$ 274,733								
Book Value of Land	\$ 1,000,000	\$ 1,000,000								
Total Book Value after 15 years	\$ 3,029,309	\$ 2,969,504								
Total Book Value after 20 years	\$ 2,453,503	\$ 2,410,763								

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Sales Tax Included	Yes	No	Yes	Yes	No	Yes	No	No	Yes	
Lease 15 year										
Base Lease			\$ 14,117,494	\$ 14,308,182		\$ 14,357,616		\$ 9,718,234	11,397,252	
Expansion Lease - 15 yr			\$ 692,773	\$ 692,773		\$ 692,773		\$ 1,098,574	255,869	
Bus Wash Lease - 15 yr			\$ 924,419	\$ 955,114		\$ 982,057		\$6-12 each		
Fueling Station Lease - 15 yr			\$ 517,641	\$ 529,088		\$ 570,352		contracts w/ outside vendor	861,190	
Total Payments for 15 year Lease Base + Alternates			\$ 16,252,327	\$ 16,485,157		\$ 16,602,798		\$ 10,816,808	\$ 12,514,311	
Lease 20 year										
Base Lease - 20 yr	\$ 13,934,954	\$ 13,654,531	\$ 18,896,707	\$ 19,151,949	\$ -	\$ 19,218,118		\$ 12,393,988	16,365,285	11,333,500
Expansion Lease - 20 yr	\$ 482,069	\$ 468,532	\$ 927,298	\$ 927,298	\$ -	\$ 927,298		\$ 1,421,995	367,402	898,800
Bus Wash Lease - 20 yr	\$ 910,617	\$ 870,004	\$ 1,287,037	\$ 1,329,776		\$ 1,367,284		\$6-12 each		721,000
Fueling Station Lease - 20 yr	\$ 521,396	\$ 498,189	\$ 692,878	\$ 708,201		\$ 763,434		negotiated price	\$ 1,339,629	699,320
Total Payments for 20 year Lease Base + Alternates	\$ 15,849,036	\$ 15,491,256	\$ 21,803,920	\$ 22,117,224	\$ -	\$ 22,276,134		\$ 13,815,983	\$ 18,072,317	\$ 13,652,620
			Excludes maintenance & repair of HVAC.	Excludes maintenance & repair of HVAC.		Excludes maintenance & repair of HVAC.			Annual CPI Adjustment Beginning Yr 6	
			Includes only exterior building & structure repairs	Includes only exterior building & structure repairs		Includes only exterior building & structure repairs			Excludes HVAC maintenance Agreement, Ins, RE taxes	

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Sales Tax Included	Yes	No	Yes	Yes	No	Yes	No	No	Yes	
Lease/Purchase Lease 15 year										
Base Lease			\$ 14,117,494	\$ 14,308,182		\$ 14,357,616			11,397,252	
Expansion Lease - 15 yr			\$ 692,773	\$ 692,773		\$ 692,773			255,869	
Bus Wash Lease - 15 yr			\$ 924,419	\$ 955,114		\$ 982,057				
Fueling Station Lease - 15 yr			\$ 517,641	\$ 529,088		\$ 570,352			861,190	
Total 15 yr Lease Payments Base + Alternates			\$ 16,252,327	\$ 16,485,157	\$ -	\$ 16,602,798			\$ 12,514,311	
			Final Purch Pmt	Final Purch Pmt		Final Purch Pmt			Final Purch Pmt	
			\$ 9,295,686	\$ 9,427,999		\$ 9,494,290			\$ 3,825,000	
Final Purchase Payment			\$ 25,548,013	\$ 25,913,156		\$ 26,097,088			\$ 16,339,311	-
Lease/Purchase Lease 20 year										
Base Lease - 20 yr	\$ 13,934,953	\$ 13,654,531	\$ 18,896,707	\$ 19,151,949	\$ -	\$ 19,218,118			16,365,285	11,333,500
Expansion Lease - 20 yr	\$ 482,071	\$ 468,532	\$ 927,298	\$ 927,298	\$ -	\$ 927,298			367,402	898,800
Bus Wash Lease - 20 yr	\$ 910,618	\$ 870,004	\$ 924,419	\$ 1,329,773		\$ 1,367,284				721,000
Fueling Station Lease - 20 yr	\$ 521,397	\$ 498,189	\$ 517,641	\$ 708,201		\$ 763,434			1,339,629	699,320
Total 20 yr Lease Payments Base + Alternates	\$ 15,849,039	\$ 15,491,256	\$ 21,266,065	\$ 22,117,221	\$ -	\$ 22,276,135			\$ 18,072,316	\$ 13,652,620
	Final Purch Pmt	Final Purch Pmt	Final Purch Pmt	Final Purch Pmt		Final Purch Pmt			Final Purch Pmt	Final Purch Pmt
	3,610,000	3,610,000	10,010,739	10,153,230		\$ 10,224,620			3,550,000	913,894
Final Purchase Price	\$ 19,459,039	\$ 19,101,256	\$ 31,276,804	\$ 32,270,451		\$ 32,500,755			\$ 21,622,316	14,566,514



[illegible]

Summary (see attached for detail)

### 15 Year Option

Net Present Value - Purchase of Base, Expansion,

Wash, Fueling + Maintenance & Repair

\$ 3,383,528

### Net Present Value of 15 year Lease Base, Expansion

N/A

\$ 8,287,433

### Net Present Value of 15 year Lease Base, Expansion, Fueling

N/A

\$ 9,587,996

### 20 Year Option

Net Present Value - Purchase of Base, Expansion,

Wash, Fueling + Maintenance & Repair

\$ 4,001,670

Net Present Value of 20 year Lease Base, Expansion, Wash, Fueling

\$ 10,661,563

Net Present Value of 20 year Lease Base, Expansion

\$ 9,686,040

Net Present Value of 20 year Lease Base, Expansion, Fueling

\$ 12,670,050