Coffeyville Engineering

11 E 2nd St.
P.O. Box 1629
Coffeyville, KS 67337
(620)252-6100

Site Location	12	15	16	17
	McKinly School	10th St Parking lot	Noth parkinglot City hall	11th & Spring
Access Road				
31' asphalt /w Curb & Gutter	$ -	$ 500,000.00	$ 125,000.00	$ -
Utilities				
Electric	$ -	$ 34,000.00	$ 34,000.00	$ 14,000.00
Sanitary Sewer	$ 100.00	$ 200,000.00	$ 300,000.00	$ 100.00
Storm Sewer	$ -	$ 150,000.00	$ 25,000.00	$ -
Water	$ -	$ 95,000.00	$ -	$ -
Land Acquisition				
Apraised Value	$ 153,900.00	$ -	$ 96,440.00	$ 59,700.00
Marketed	Yes	City owned	No	No
Demolition	$ -	$ -	$ 10,000.00	$ 24,000.00
Total $ to achive clear site for construction*	$ 154,000.00	$ 979,000.00	$ 590,440.00	$ 97,800.00
Cost per sq ft.	$ 0.88	$ 6.61	$ 16.94	$ 0.86
ISO Rating	338 Hydrants for Existing Site			
# of Hydrants	302	343	333	309
hydrants added to existing	82	23	6	16
total Hydrants if existing remains in ISO rating factors	420	361	344	354
Site Elevation Change In Ft.	1	4	2-3	10
Area in Acres	4.0	3.4	0.8	2.6

Indicates Notes on Data Sheet

* Only includes costs for clearing site of utilities that would effect building construction. Does not include any cost for leveling of site

Site Location

12

Access Road

31' asphalt /w Curb & Gutter	$	-	

Utilities

Electric	$	-	
Sanitary Sewer	$	100.00	only cost is to cap at where we want to tie into the line no line will need replaced
Storm Sewer	$	-	
Water	$	-	

Land Acquisition

Apraised Value	$	153,900.00	for both east and west sides can be build on east side alone ($97,200.00)
Marketed	Yes		West side on market for $75,000
Demolition	$	-	

Total $ to achive buildable site

ISO Rating

# of Hydrants	302
hydrants added to existing	82
total Hydrants if existing remains in ISO rating factors	420
Site Elevation Change In Ft.	1
Area in Acres	4

Site Location 15

Access Road

31' asphalt /w Curb & Gutter	$ 500,000.00

Utilities

Electric	$ 34,000.00
Sanitary Sewer	$ 200,000.00
Storm Sewer	$ 150,000.00
Water	$ 95,000.00

Land Acquisition

Apraised Value	$ -
Marketed	City owned
Demolition	$ -

Total $ to achive buildable site

ISO Rating

# of Hydrants	343
hydrants added to existing	23
total Hydrants if existing remains in ISO rating factors	361
Site Elevation Change In Ft.	4
Area in Acres	3.4

Site Location

16

Access Road

31' asphalt /w Curb & Gutter	$	125,000.00	

Utilities

Electric	$	34,000.00
Sanitary Sewer	$	300,000.00
Storm Sewer	$	25,000.00
Water	$	-

Land Acquisition

Apraised Value	$	96,440.00	construction tech building for parking area
Marketed	No		
Demolition	$	10,000.00	for both the tech building and the old gas station

Total $ to achive buildable site

ISO Rating

# of Hydrants	333
hydrants added to existing	6
total Hydrants if existing remains in ISO rating factors	344

Site Elevation Change In Ft. 2-3

Area in Acres 0.8 due to size high probability will require 2 stories ($200,000+ increase to building cost)

Site Location 17

Access Road

31' asphalt /w Curb & Gutter	$	-

Utilities

Electric	$	14,000.00
Sanitary Sewer	$	100.00
Storm Sewer	$	-
Water	$	-

Land Acquisition

Apraised Value	$	59,700.00	14 Properties with 4 owners
Marketed		No	3 properties are residuntial houses with people living in them so coming to an agreement to relocate may be more than aprised value
Demolition	$	24,000.00	assumes there is not asbests Structures with/out asbests $4,000 per structure if there is asbests $6,000 6 Structures

Total $ to achive buildable site

ISO Rating

# of Hydrants	309
hydrants added to existing	16
total Hydrants if existing remains in ISO rating factors	354

Site Elevation Change In Ft.	10	site prep would exceed $150 per sq foot just to level the pad to make constructable.
Area in Acres	2.60	

Kendal,

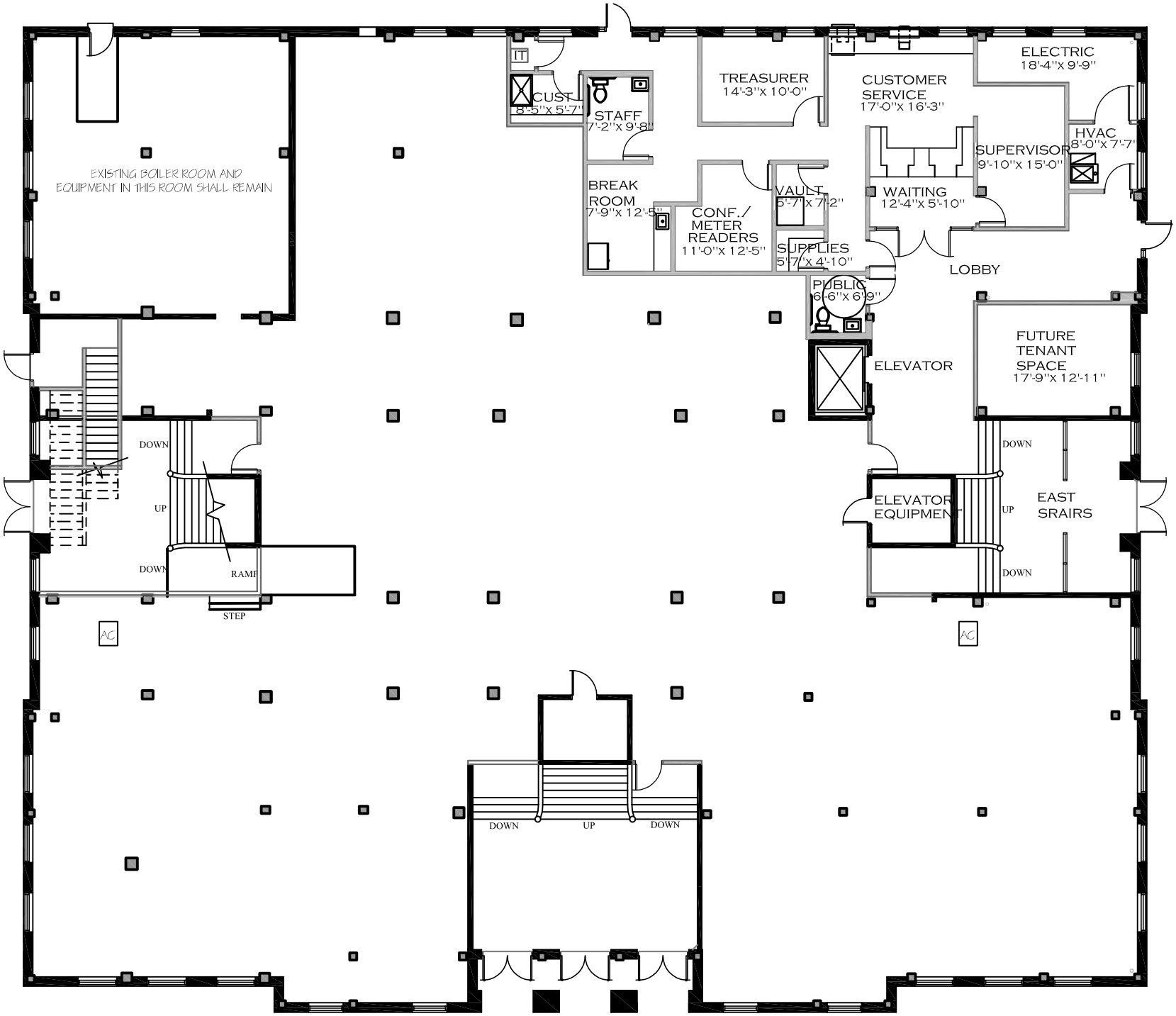
ISO's (Insurance Service Office), Public Protection Classification plays an important role in the underwriting process at insurance companies. In fact, most U.S. insurers – including the largest ones – use this rating as part of their decision making when deciding what business to write, coverage's to offer or prices to charge for personal or commercial insurance. A community's investment in fire mitigation is a proven and reliable predictor of future fire losses. Statistical data on insurance losses bears out the relationship between excellent fire protection – as measured by ISO – and low fire losses. In general, the price of fire insurance in a community with a good rating is substantially lower than in a community with a poor one, assuming all other factors are equal.

Engine placement, is one of several factors in determining an ISO rating. This portion reviews the percent of the built-upon area of the city which has an adequately-equipped engine company within 1.5 miles. We were told that a basic guideline is to count fire hydrants when determining whether a location will have a positive or negative impact on the rating.

Number of hydrants gained when other station locations are considered.

- City Hall parking lot 6
- 11th & Spring 16
- 10th Street parking lot 23
- 11th & Gillam 82

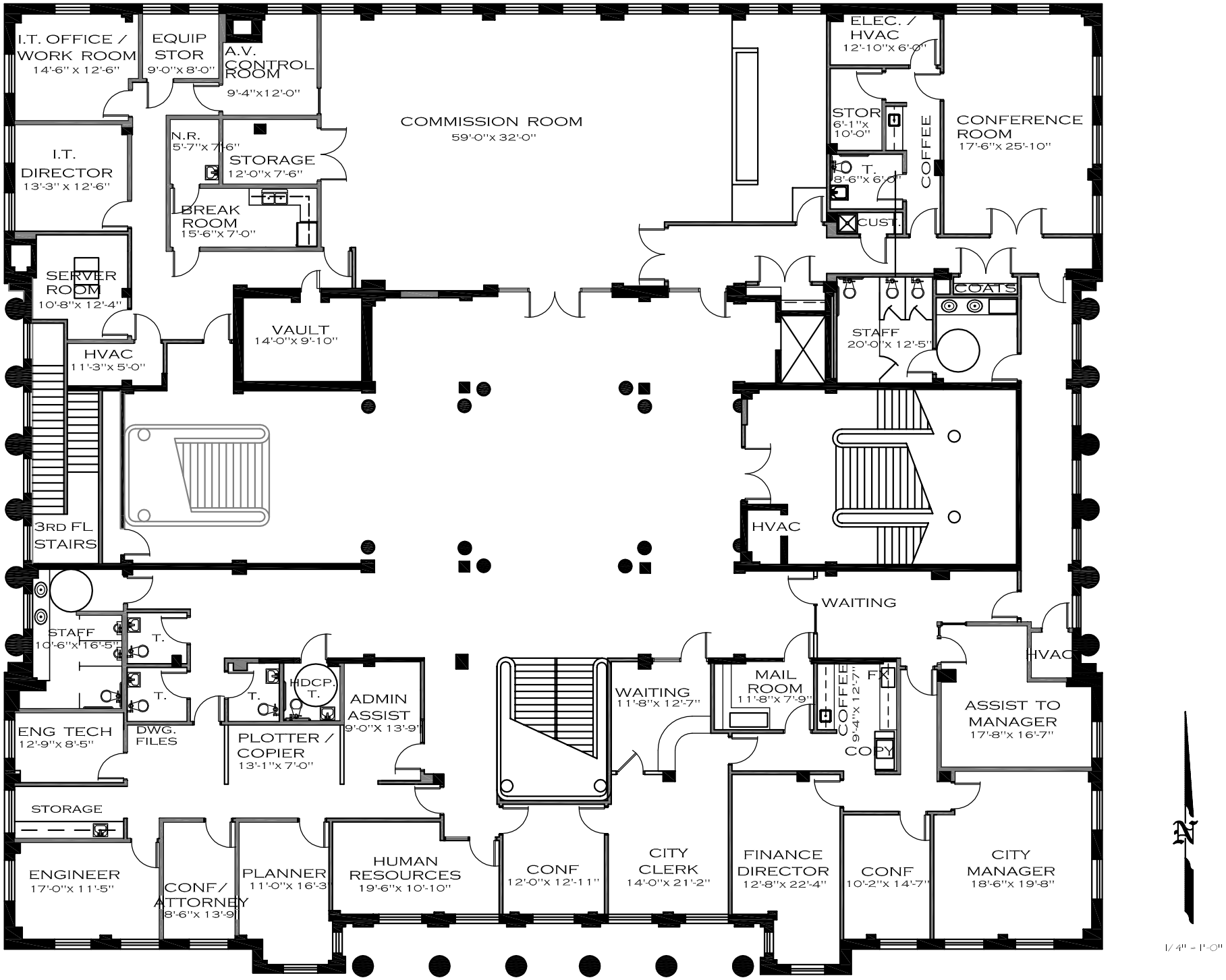
The point range for a 3 rating is from 70-79.99. Our point total is 71.95.



1/4" = 1'-0"

REVISION 4

FIRST FLOOR
ADMINISTRATION



REVISION E

SECOND FLOOR
ADMINISTRATION

Loss of 350 Jobs) is a new category. All fields include holiday Inn sales tax projections, based on Springsted Cost Benefit Study 2015) 2014 Numbers were corrected to show fewer months eligible for project

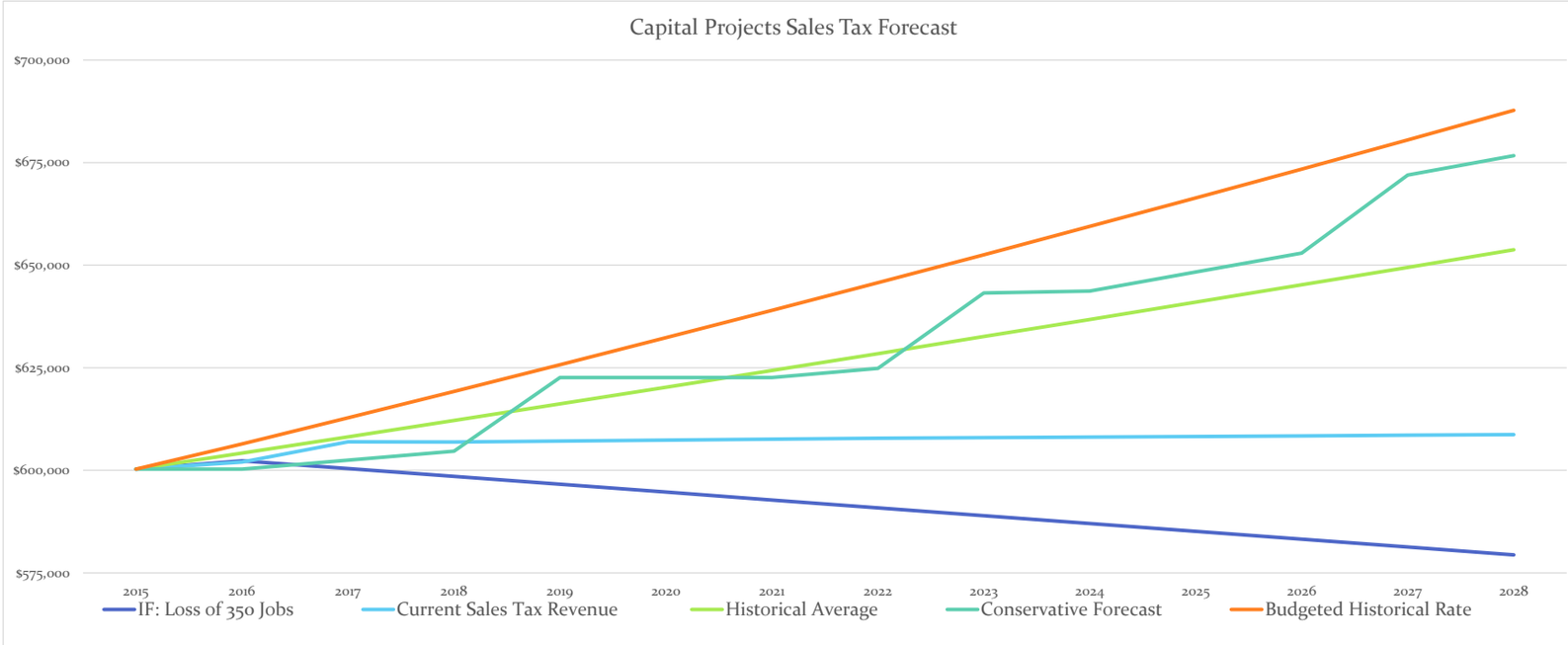
y Sales Tax Revenues Forecast	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
IF: Loss of 350 Jobs	$5,286,021	$5,145,413	$5,062,858	$5,047,035	$5,031,212	$5,015,389	$4,999,565	$4,983,742	$4,967,919	$4,952,096	$4,936,273	$4,920,450	$4,904,627	$4,888,804	$4,872,981	$3,238,105	**$78,252,490**
Current Sales Tax Revenue	$5,286,021	$5,145,413	$5,145,413	$5,145,413	$5,145,413	$5,145,413	$5,145,413	$5,145,413	$5,145,413	$5,145,413	$5,145,413	$5,145,413	$5,145,413	$5,145,413	$5,145,413	$3,430,275	**$80,752,078**
Historical Average	$5,286,021	$5,145,413	$5,178,549	$5,211,899	$5,245,464	$5,279,245	$5,313,243	$5,347,460	$5,381,898	$5,416,557	$5,451,440	$5,486,547	$5,521,881	$5,557,442	$5,593,232	$3,752,681	**$84,168,973**
Conservative Forecast	$5,286,021	$5,145,413	$5,145,413	$5,158,277	$5,171,172	$5,276,768	$5,276,831	$5,276,841	$5,290,044	$5,397,961	$5,400,688	$5,427,799	$5,454,938	$5,566,492	$5,594,324	$3,748,105	**$83,617,088**
Budgeted Historical Rate	$5,286,021	$5,145,413	$5,197,382	$5,249,875	$5,302,899	$5,356,458	$5,410,558	$5,465,205	$5,520,404	$5,576,160	$5,632,479	$5,689,367	$5,746,830	$5,804,873	$5,863,502	$3,948,087	**$86,195,513**
Optimistic Forecast	$5,286,021	$5,145,413	$5,171,140	$5,249,741	$5,356,836	$5,551,289	$5,635,669	$5,721,331	$5,808,295	$6,019,136	$6,141,927	$6,235,284	$6,330,060	$6,426,277	$6,659,551	$4,595,217	**$91,333,189**

ital Projects Sales Tax Revenue	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Range of Sales Tax Forecast
IF: Loss of 350 Jobs	$205,567	$600,298	$602,314	$600,421	$598,511	$596,602	$594,692	$592,782	$590,871	$588,959	$587,046	$585,133	$583,220	$581,306	$579,392	$384,989	**$8,872,102**
Current Sales Tax Revenue	$205,567	$600,298	$601,995	$606,953	$606,911	$607,128	$607,355	$607,591	$607,825	$607,965	$608,109	$608,257	$608,408	$608,559	$608,710	$411,516	**$9,113,147**
Historical Average	$205,567	$600,298	$604,186	$608,163	$612,164	$616,195	$620,254	$624,342	$628,460	$632,606	$636,781	$640,984	$645,216	$649,478	$653,769	$438,726	**$9,417,189**
Conservative Forecast	$205,567	$600,298	$600,298	$602,484	$604,674	$622,615	$622,626	$622,628	$624,875	$643,244	$643,709	$648,327	$652,951	$671,957	$676,700	$453,449	**$9,496,401**
Budgeted Historical Rate	$205,567	$600,298	$606,425	$612,802	$619,242	$625,755	$632,343	$639,005	$645,744	$652,557	$659,444	$666,405	$673,443	$680,558	$687,750	$463,299	**$9,670,639**
Optimistic Forecast	$205,567	$600,298	$604,622	$618,146	$636,557	$669,982	$684,494	$699,235	$714,208	$750,490	$771,619	$787,685	$803,997	$820,559	$860,690	$594,742	**$10,822,892**

Percentage Change	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
IF: Loss of 350 Jobs	1.34%	-2.733%	-1.631%	-0.314%	-0.314%	-0.315%	-0.316%	-0.317%	-0.319%	-0.320%	-0.321%	-0.322%	-0.323%	-0.324%	-0.325%	-0.32%
Current Sales Tax Revenue	1.34%	-2.733%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.00%
Historical Average	1.34%	-2.733%	0.640%	0.640%	0.640%	0.640%	0.640%	0.640%	0.640%	0.640%	0.640%	0.640%	0.640%	0.640%	0.640%	0.64%
Conservative Forecast	1.34%	-2.733%	0.00%	0.25%	0.25%	2.00%	0.00%	0.00%	0.25%	2.00%	0.05%	0.50%	0.50%	2.00%	0.50%	0.50%
Budgeted Historical Rate	1.34%	-2.733%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Optimistic Forecast	1.34%	-2.733%	0.50%	1.50%	2.00%	3.50%	1.50%	1.50%	1.50%	3.50%	2.00%	1.50%	1.50%	1.50%	3.50%	3.50%

Holiday Inn Impact	Discounted % from Sales Tax Revenue	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Sales Tax Revenue for Capital Projects
Current Sales Tax Revenue Rate	**0.20**	1,696	6,654	6,613	6,830	7,057	7,293	7,527	7,667	7,811	7,959	8,110	8,261	8,412	8,564	**100,453**
Historical Trend Rate	**0.40**	3,393	13,309	13,226	13,659	14,113	14,585	15,054	15,334	15,622	15,917	16,220	16,522	16,825	17,127	**200,905**
Conservative Forecast	**0.50**	4,241	16,636	16,532	17,074	17,641	18,232	18,817	19,168	19,528	19,896	20,275	20,653	21,031	21,409	**251,131**
Historically Budgeted Rate	**0.75**	6,362	24,954	24,798	25,611	26,462	27,347	28,226	28,752	29,291	29,845	30,412	30,979	31,546	32,113	**376,697**
Optimistic Forecast	**0.85**	7,210	28,281	28,104	29,026	29,990	30,994	31,989	32,585	33,197	33,824	34,467	35,109	35,752	36,395	**426,923**

Company Examples	Head Count	Average Pay	Total Payroll	In ZIP Residency	In ZIP Payroll	% Payroll to Tax	In Town Payroll Spend	Local Sales Tax Rate	Annual Subject Sales Tax Revenue
John Deere	350	$ 27.00	$ 19,656,000	40%	$ 7,862,400	35%	$ 2,751,840	3%	$ 82,555
SEKTAM	45	$ 23.00	$ 2,152,800	70%	$ 1,506,960	35%	$ 527,436	3%	$ 15,823


Capital Projects Sales Tax Forecast
$700,000
$675,000
$650,000
$625,000
$600,000
$575,000
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
IF: Loss of 350 Jobs
Current Sales Tax Revenue
Historical Average
Conservative Forecast
Budgeted Historical Rate