



**BAUGHMAN COMPANY P. A.**  
**ENGINEERING & SURVEYING**  
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

**FACSIMILE COVER SHEET**

**TO:**

**FAX NUMBER:** 268-4114

**NAME:** Vicky Huang

**FIRM NAME:** City of Wichita, Engineering Dept.

**CITY / STATE:** Wichita, KS

**FROM:**

**BAUGHMAN COMPANY, P.A.**

**FAX NUMBER (316) 262-0149**

**NAME OF SENDER:** Maggie Fisher *M*

**PROJECT:** UNB 2nd Addition- Platting Guarantees

**PROJECT NO:**

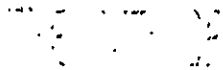
**DATE:** October 6, 1995

**NUMBER OF PAGES (INCLUDING THIS PAGE):** 3

**COMMENTS:**

*As we just discussed, the attached letter, dtd. 8/18/95 to Thomas Webb at Commerce Bank from Terry Boswell, appears to be a proposal from the City to waive the guarantees for some of the platting requirements, i.e. the closure of Madison Avenue. Also attached for your reference is the cost estimate for these requirements which we had prepared prior to receipt of Terry Boswell's letter. Please let me know if we need to follow-up on this.*

**(IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (316) 262-7271)**

 WICHITA

OFFICE OF THE CITY MANAGER  
CITY HALL - THIRTEENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1600  
(316) 258-4351

August 18, 1995

Thomas Webb, Community Development Officer  
Commerce Bank  
P.O. Box 637  
Wichita, KS 67201-0637

Dear Thomas:

As part of finalizing the details on the UNB transaction between the City and Commerce Bank, I would like to offer an option for the Bank regarding the handling of the platting requirements.

In the development agreement, the City is responsible to "exercise best efforts to rehabilitate or construct curbs and gutters, sidewalks, and street surfaces in the Project and surrounding area as appropriate for the Project consistent with the Approved Plans." As you and I have discussed, the City certainly can do this work; however, it may make more sense for Commerce to complete these platting requirements at the time of its development and construction on the site. This would enable the curb cuts and other structures to be done in a manner consistent with your construction plans.

The plat is scheduled for City Council action on August 29. It is being recommended to the City Council that the platting requirements on this property be waived. We are suggesting to Commerce that Commerce for UNB Addition, Lots 1 and 2, and Commerce and Mennonite Housing for UNB 2nd Addition, complete the improvements themselves. If the parties are unable to complete the improvements within one year from the closing date on the property, the City will complete the improvements with the parties reimbursing the City for the costs.

Please let me know if Commerce is receptive to this idea. I look forward to hearing from you at your earliest convenience.

Sincerely,



Terry Boswell  
Development Assistance Director

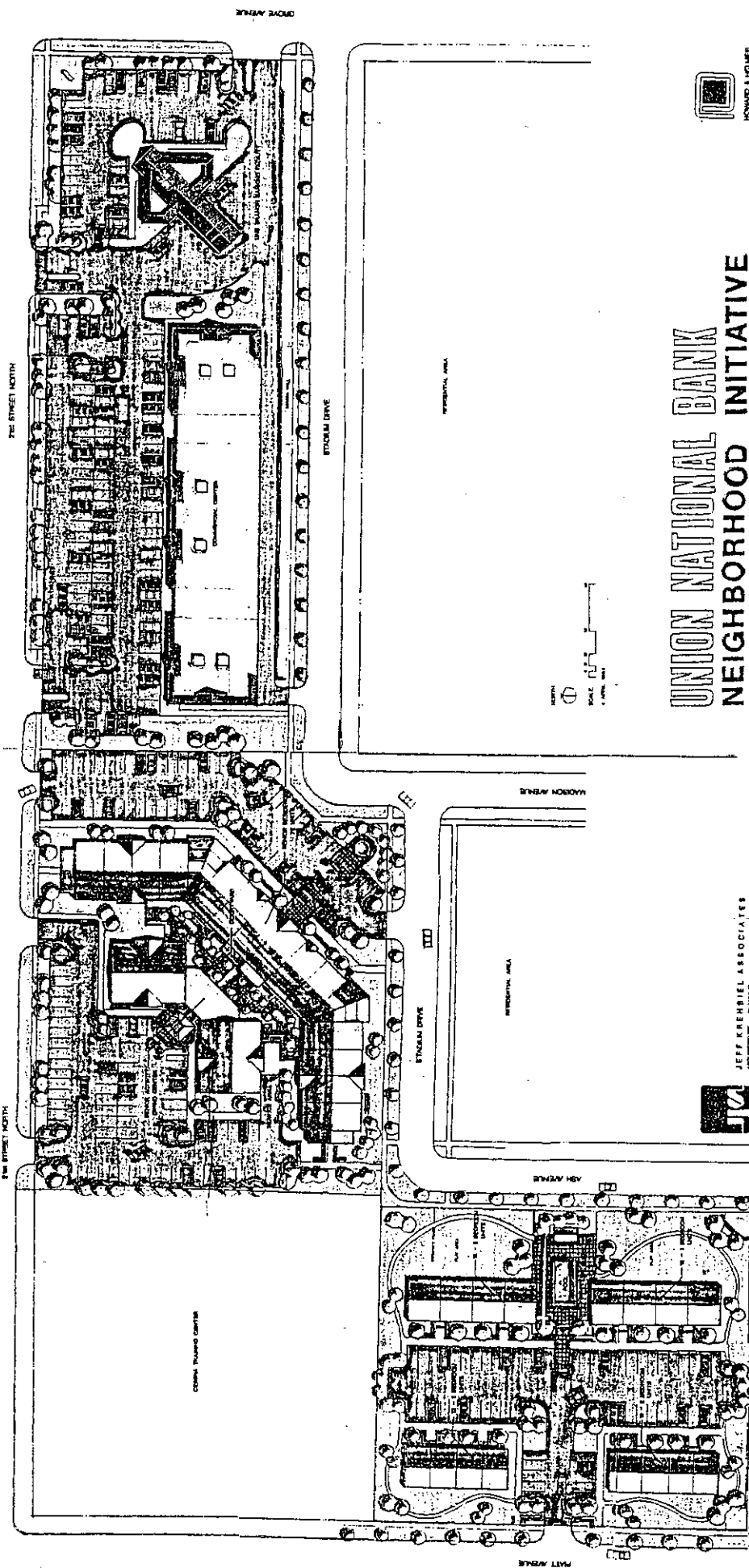
cc: Phil Meyer, Baughman Company  
John Philbrick, Property Management

**UNB & UNB 2ND ADDITION**

**S.W. CORNER OF 21ST & GROVE  
COST ESTIMATE OF PLATTING GUARANTEES**

UNB ADDITION					
TYPE OF IMPROVEMENT	QUANTITY	UNIT	UNIT PRICE	TOTAL	
Remove Drive In R.O.W.	2,200	S.F.	\$1	\$2,200	
Install Curb & Gutter	325	L.F.	\$9	\$2,925	
Remove Pavement R.O.W.	4,670	S.F.	\$1	\$4,670	
<b>SUBTOTAL</b>					\$9,795
+ 40% Design, Inspection, & Administration					\$3,918
<b>TOTAL</b>					\$13,713

UNB 2ND ADDITION					
TYPE OF IMPROVEMENT	QUANTITY	UNIT	UNIT PRICE	TOTAL	
Remove Drives In R.O.W.	1,674	S.F.	\$1	\$1,674	
Install Curb & Gutter	210	L.F.	\$9	\$1,890	
Remove Madison	960	S.Y.	\$5	\$4,800	
Close Madison @ 21st St.	75	L.F.	\$10	\$750	
Reconstruct Stadium Drive	75	S.Y.	\$30	\$2,250	
Abandon Water Line	240	L.F.	\$5	\$1,200	
<b>SUBTOTAL</b>					\$12,564
+ 40% Design, Inspection, & Administration					\$5,026
<b>TOTAL</b>					\$17,590



**UNION NATIONAL BANK  
NEIGHBORHOOD INITIATIVE**  
WICHITA, KANSAS



JEFF KREIBEL ASSOCIATES  
ARCHITECTS - PLANNERS

