

West Plains Stormwater Action Plan

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West Plains Project Team



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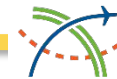
SPVV LANDSCAPE ARCHITECTS



T-O ENGINEERS



Spokane International Airport



S3R3
SOLUTIONS

Motivations of the PDA (S3R3)

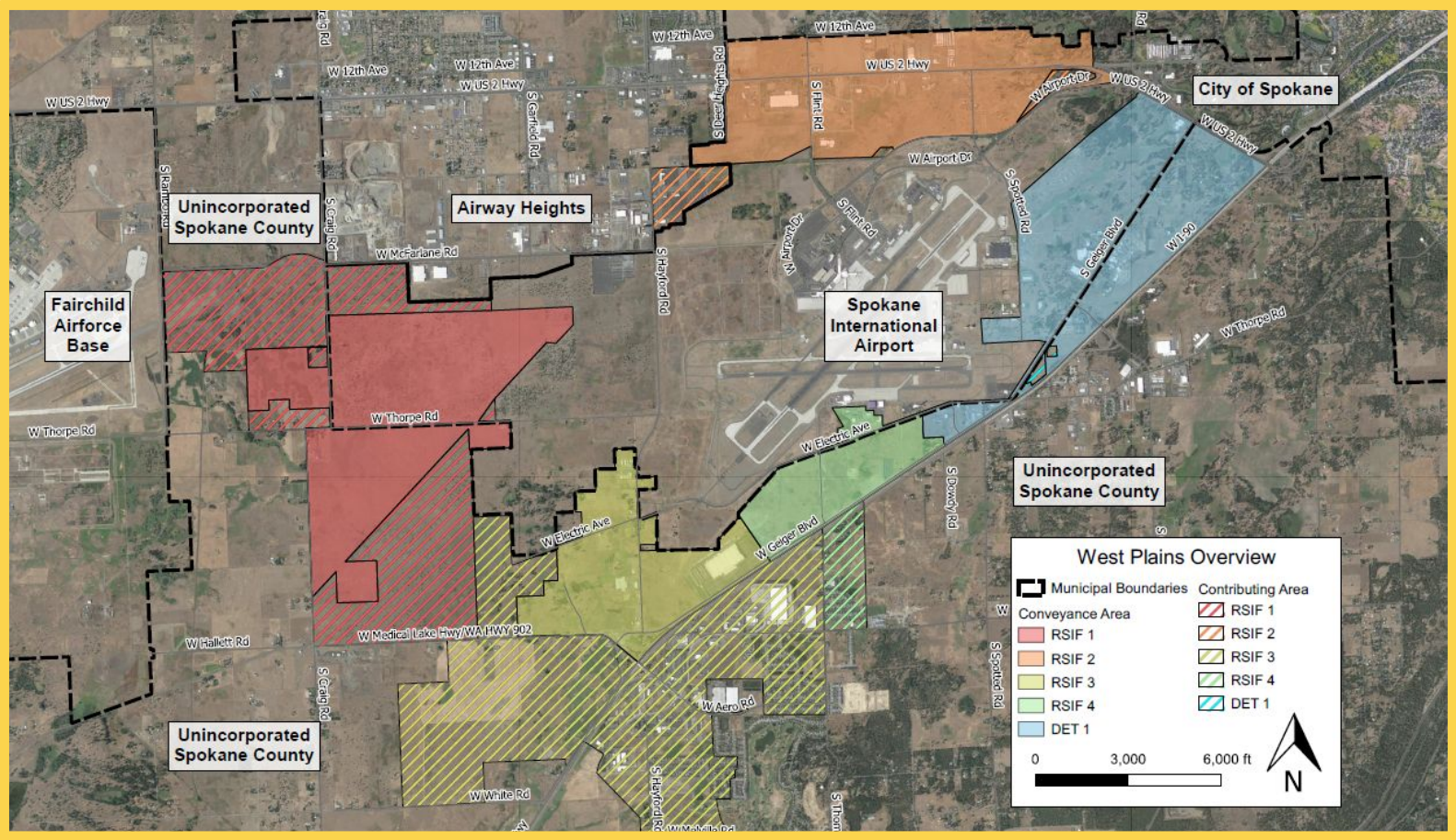


Stormwater management as a forethought to encourage and enable development.

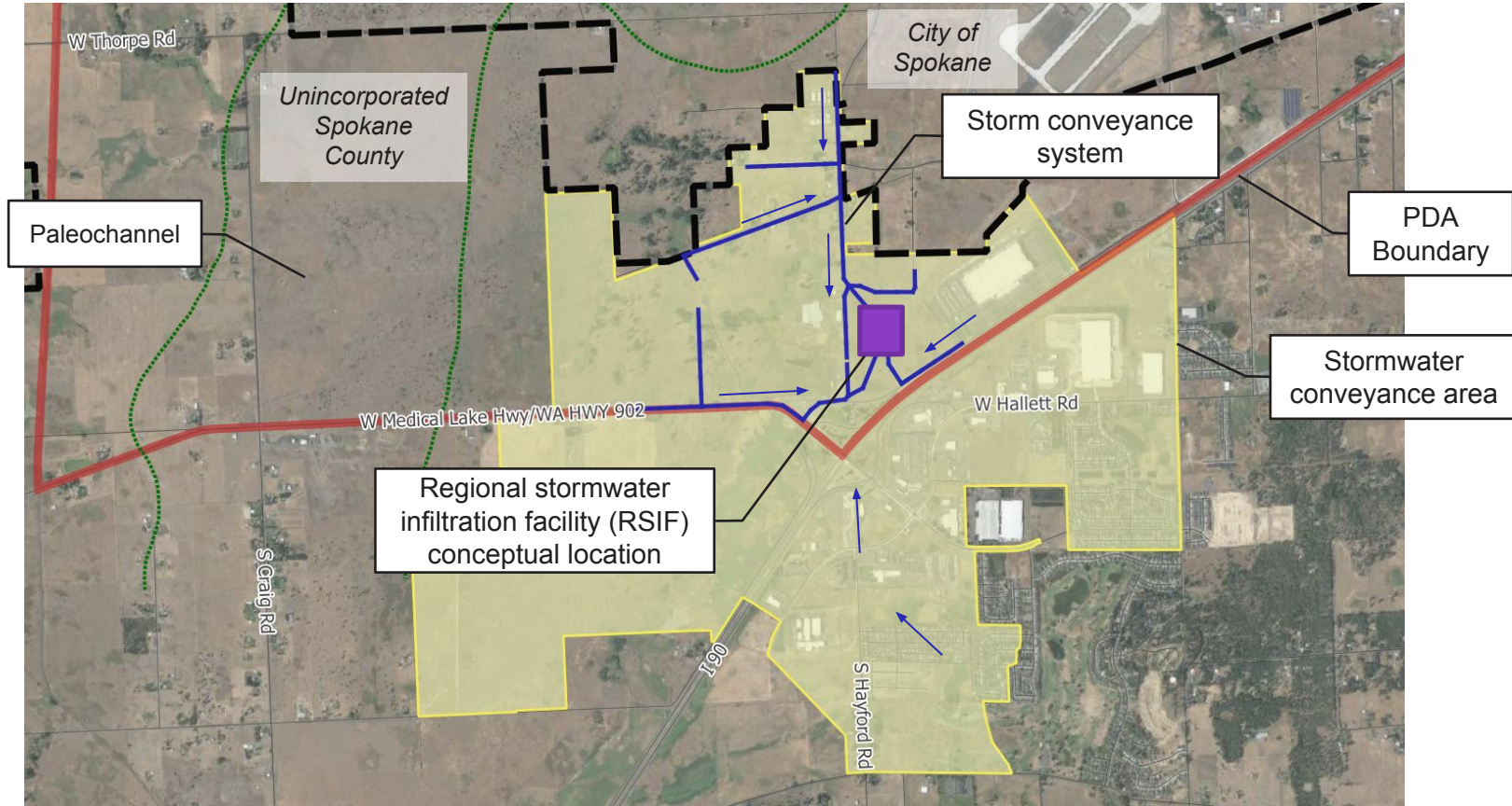


Is it feasible to construct regional stormwater management facilities to ease burdens on developers?

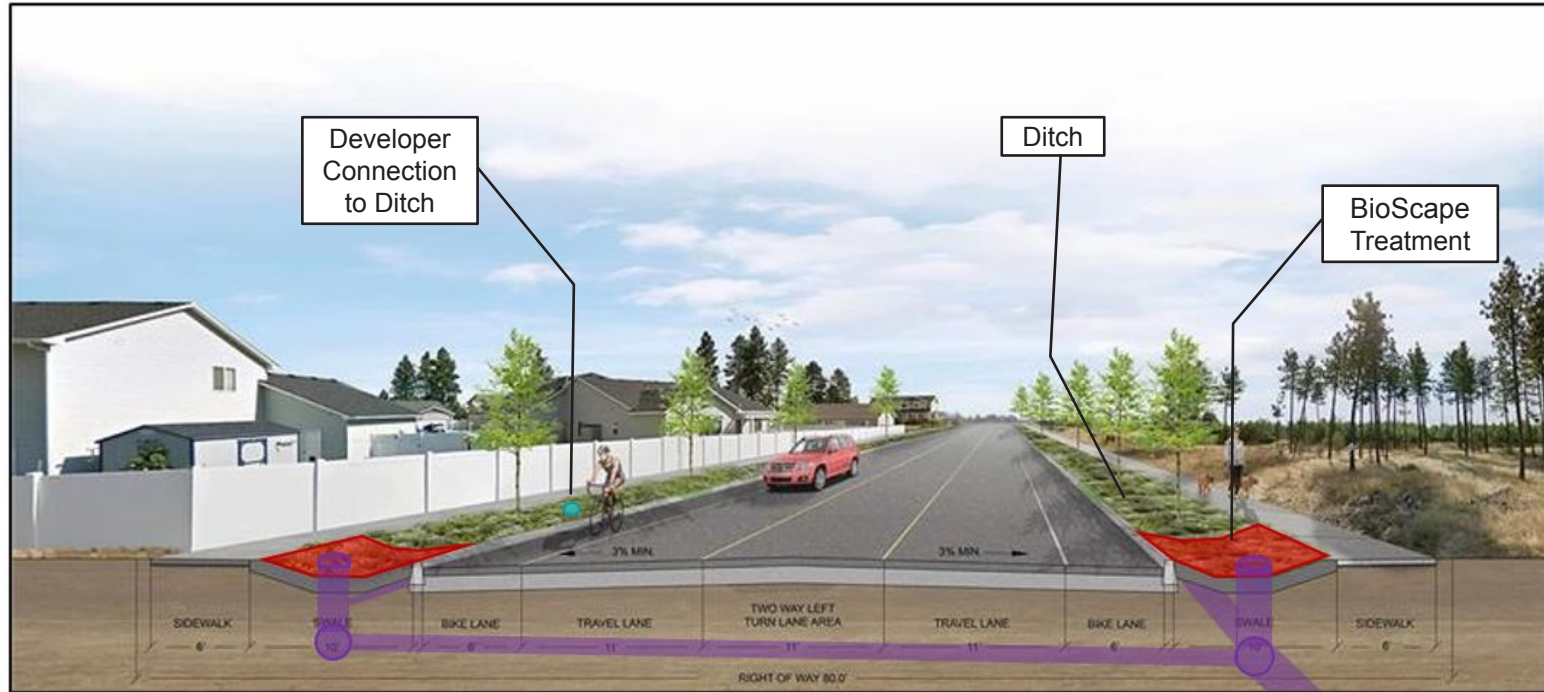
Project Overview



Capital Improvement Plan (CIP)



Typical Roadway Section



Concept graphic prepared by T-O Engineers, edited by OCI

Managing Stormwater With “BMPs”

Water Quality Treatment *Filterra BioScape*

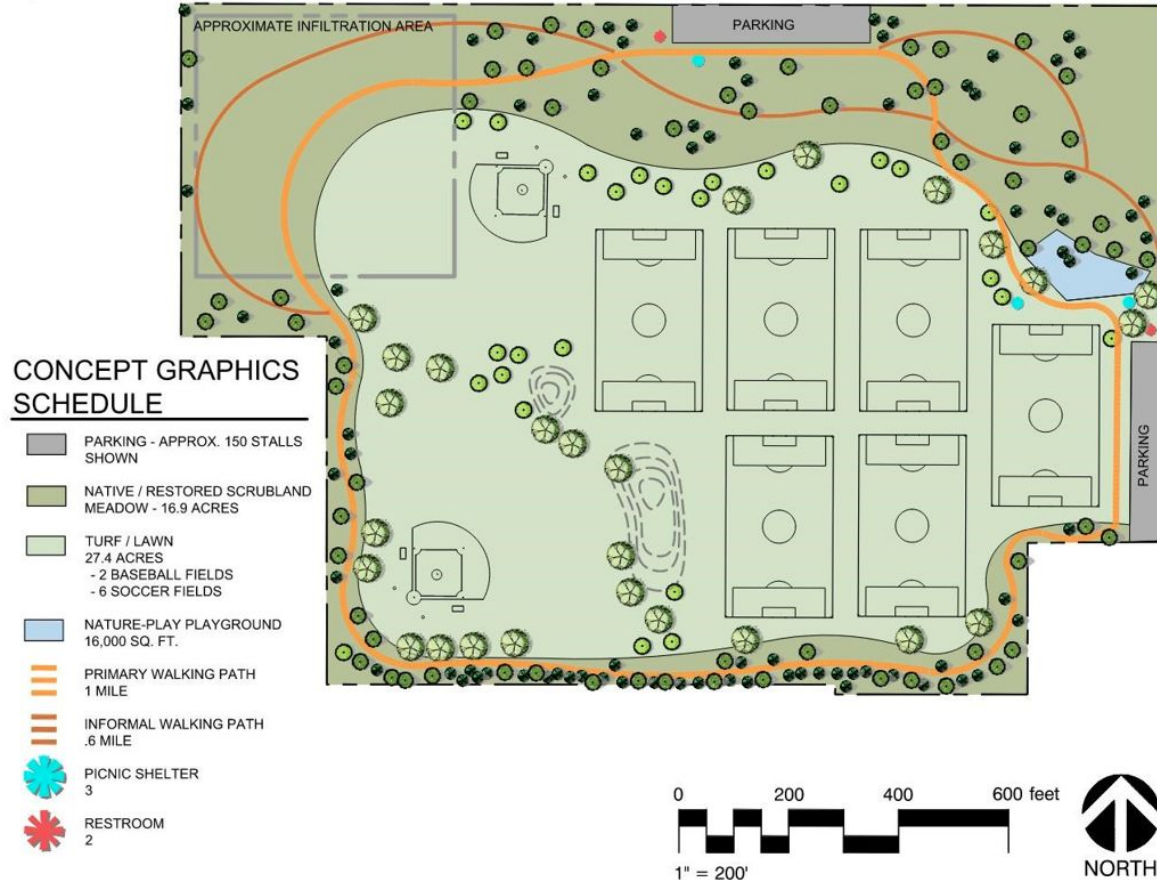


Flow Control via Infiltration

ACF Environmental R-Tank



Shared Space Opportunities



Concept graphic prepared by SPVV

Benefit-Cost Analysis

| Benefits | Cost |
|--|--|
| <ul style="list-style-type: none">• Tax Revenue<ul style="list-style-type: none">• PDA• City/County• State• Asset Value• Property Cost Avoidance | <ul style="list-style-type: none">• Construction• O&M (Years 1-30)• Financing/Interest/Contingencies• Total Cost – \$156.5M |
| Benefit-Cost Ratio: \$3.19 : \$1.00 | |

Data provided by FCS GROUP

Benefit-Cost Analysis

| Capital | | O&M | Notes |
|--|------------------|----------------|---|
| Targeted Capital Funding Amount | | | Uses of Funds |
| Project Capital Cost (preliminary est.) | \$159.8 M | | Based on midpoint estimate by Osborn |
| Less Value Engineering (savings) | -\$17.6 M | | Amount assumed to equal 11% of project cost |
| Cumulative O&M Cost (years 1 - 20) | | \$4.9 M | Assumes completion of project by year 11 |
| Debt/Interest/Other Expenses | \$12.6 M | | PDA secured by city, county & PDA contributions |
| Total Project Requirements | \$154.9 M | \$4.9 M | |
| Potential Revenue Sources | | | Sources of Funds: Option A |
| City Contribution | \$12.9 M | | Midpoint estimate |
| County Contribution | \$12.7 M | | Midpoint estimate |
| PDA Contribution | \$15.0 M | | Midpoint estimate |
| Developer Dedications/ LIDs | \$20.3 M | | Amount equals Detention Pond cost = \$2,767 / ERU |
| State/Federal Grants | \$61.9 M | | Amount assumed to equal 40% of project cost |
| Subtotal Capital Revenue | \$122.8 M | | |
| Remaining Utility Revenue Required | | | Sources of Funds: Option A |
| Utility Revenue: Balance of Cap Funding Need | \$19.4 M | | Amount equals difference between line 6 and 13 |
| Interest Cost Est (@\$40M bond or loan) | \$12.6 M | | from line 5 |
| O&M Needed (years 1-20) | | \$4.9 M | from line 4 |
| Subtotal Utility Revenue | \$32.1 M | \$4.9 M | Based on added stormwater utility charge of \$8.46 per month in PDA (excl. airport); and GFC of \$1,252 (per ERU) in West Plains utility coverage area. |
| Grandtotal Revenue | \$154.9 M | \$4.9 M | Total values must equate to line 6 |

Data provided by FCS GROUP

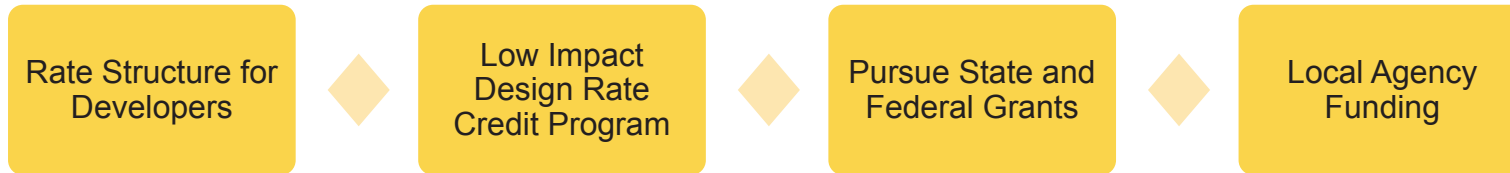
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Execution Plan and Funding

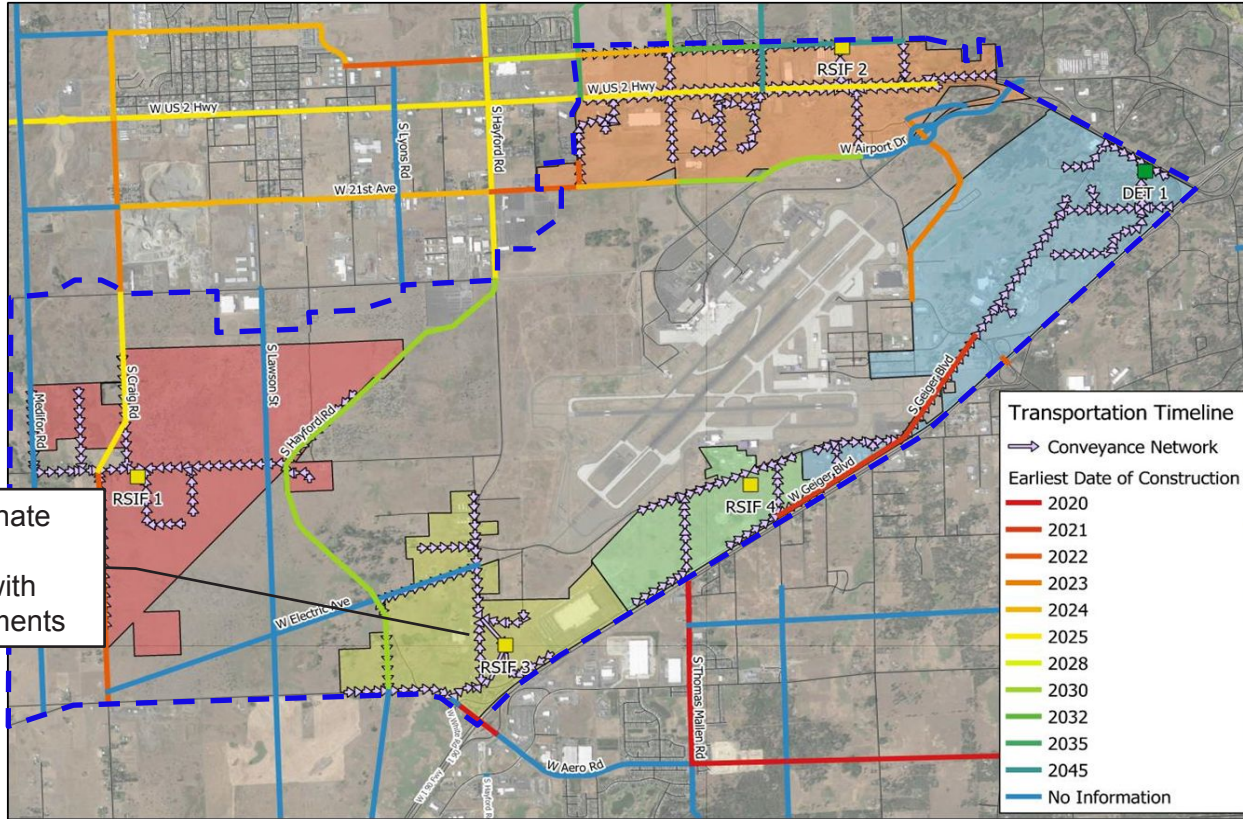
Near Term Execution Plan



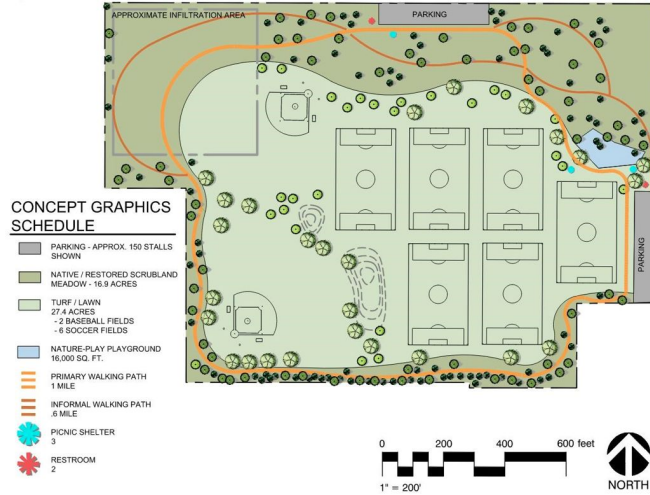
Long Term Funding



Execution Plan – Coordination with Roads



Thank you!



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