Property Name: HERC 1
Date: 8/1/2018
Building GBA: 16,800 sq. ft. **Breakdown:** Gym: 5,700 Lower: 2,800 Upper: 8,300

	2009	$/sf/mo.	$/mo.	2010	$/sf/mo.	$/mo.	2011	$/sf/mo.	$/mo.
Occupancy:	full; Upper-UAA, Gym-B&GC			full; Upper-UAA, Gym-B&GC			prtl.;Up-UAA out, City in, Gym-B&GC		
Electricity	$ 20,600.75	$ 0.102	$ 1,716.73	$ 18,110.14	$ 0.090	$ 1,509.18	$ 18,139.42	$ 0.090	$ 1,511.62
Water/Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fuel Oil/gas	$ 37,266.42	$ 0.185	$ 3,105.54	$ 35,824.29	$ 0.178	$ 2,985.36	$ 38,177.32	$ 0.189	$ 3,181.44
Refuse	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lawn Care	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Snow/sand	$ -	$ -		$ -	$ -		$ -	$ -	
	$ -	$ -		$ -	$ -		$ -	$ -	
Janitorial	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
total		$ 0.287	GBA		$ 0.268	GBA		$ 0.279	GBA

	2012	$/sf/mo.	$/mo.	2013	$/sf/mo.	$/mo.	2014	$/sf/mo.	$/mo.
Occupancy:	prtl.;Up-City out 3/12, Gym-B&GC			prtl.;Up-Enstar in, Gym-B&GC out			lmtd.; Up-vacant, Gym-CPRP		
Electricity	$ 14,688.71	$ 0.073	$ 1,224.06	$ 11,617.38	$ 0.058	$ 968.12	$ 9,867.49	$ 0.144	$ 822.29
Water/Sewer	$ -		$ -	$ -		$ -	$ -		$ -
Fuel Oil/gas	$ 32,413.97	$ 0.161	$ 2,701.16	$ 24,673.44	$ 0.122	$ 2,056.12	$ 16,416.78	$ 0.240	$ 1,368.07
Refuse	$ -		$ -	$ -		$ -	$ -		$ -
Lawn Care	$ -		$ -	$ -		$ -	$ -		$ -
Snow/sand	$ -			$ -			$ -		
	$ -			$ -			$ -		
Janitorial	$ -		$ -	$ -		$ -	$ -		$ -
total		$ 0.234	GBA		$ 0.180	GBA		$ 0.384	GYM only

	2015	$/sf/mo.	$/mo.	2016	$/sf/mo.	$/mo.	2017	$/sf/mo.	$/mo.
Occupancy:	lmtd.; Up-vacant, Gym-CPRP			lmtd.; Up-vacant, Gym-CPRP			lmtd.; Up-vacant, Gym-CPRP		
Electricity	$ 11,248.28	$ 0.164	$ 937.36	$ 10,915.40	$ 0.160	$ 909.62	$ 10,948.32	$ 0.160	$ 912.36
Water/Sewer	$ -		$ -	$ -		$ -	$ -		$ -
Fuel Oil/gas	$ 11,533.91	$ 0.169	$ 961.16	$ 8,660.38	$ 0.127	$ 721.70	$ 10,217.78	$ 0.149	$ 851.48
Refuse	$ -		$ -	$ -		$ -	$ -		$ -
Lawn Care	$ -		$ -	$ -		$ -	$ -		$ -
Snow/sand	$ -			$ -			$ -		
	$ -			$ -			$ -		
Janitorial	$ -		$ -	$ -		$ -	$ -		$ -
total		$ 0.333	GYM only		$ 0.286	GYM only		$ 0.309	GYM only

Homer commercial buildings ~ operating expense comparables

Property Name:	Beluga Prof Center		Confidential 1		Confidential 2		Confidential 3	
Building GBA:	6,608							
Occupancy type:	office, education		Retail, mixed		Retail, mixed		Health care	
year	2017/18	$/sf/mo.	2017/18	$/sf/mo.	2017/18	$/sf/mo.	2015/16	$/sf/mo.
Electricity	$ 5,585.51	$ 0.252	$ 20,624.82	$ 0.064	$ 63,874.63	$ 0.161	$ 9,434.87	$ 0.160
Water/Sewer	$ 1,934.19	$ 0.024	$ 7,210.21	$ 0.022	$ -	$ -	$ 2,512.41	$ 0.043
Fuel Oil/gas**	$ -	$ -	$ 8,267.05	$ 0.026	$ 12,010.72	$ 0.030	$ 4,613.01	$ 0.078
Refuse	$ 789.56	$ 0.010	$ -	$ -	$ 6,879.97	$ 0.017	$ 681.60	$ 0.012
Lawn/yard Care	$ 200.00	$ 0.003	$ -	$ -	$ 3,780.00	$ 0.010	$ 2,566.00	$ 0.044
Snow/sanding	$ 2,763.14	$ 0.035	$ 6,827.50	$ 0.021	$ 3,724.91	$ 0.009	$ 5,099.65	$ 0.087
Repairs	$ 850.00	$ 0.011	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial	$ 2,600.00	$ 0.111	$ -	$ -	$ -	$ -	$ 28,462.50	$ 0.484
**Heat type	Electric BsBrd		natl. gas		natl. gas		fuel oil	
Total		$ 0.445		$ 0.134		$ 0.228		$ 0.907

Property Name:	Skiff Chick & Law office		Confidential 4				South Peninsula typical range; City of Homer	
Building GBA:	1,532		2,300+/-					
Occupancy type:	retail & office		Office				Office & retail	
year	2018	$/sf/mo.	2016/17	$/sf/mo.	2011	$/sf/mo.	2017/18	$/sf/mo.
Electricity	$ -	$ -	$ 3,286.78	$ 0.120	$ -	#DIV/0!	$ -	$0.12 - 0.16
Water/Sewer	$ 480.54	$ 0.026	$ 688.93	$ 0.025	$ -	#DIV/0!	$ -	$ 0.025
Fuel Oil/gas	$ -	$ -	$ 2,657.87	$ 0.097	$ -	#DIV/0!	$ -	$.08 - .10
Refuse	$ -	$ -	$ 423.68	$ 0.015	$ -	#DIV/0!	$ -	$ 0.015
Lawn/yard Care	$ 250.87	$ 0.014	$ -	$ -	$ -	#DIV/0!	$ -	$.015 - .025
Snow/sanding	$ 639.75	$ 0.035	$ 567.44	$ 0.021	$ -	#DIV/0!	$ -	$.020 - .030
	$ -	$ -	$ -	$ -	$ -	#DIV/0!	$ -	
Janitorial	$ -	$ -	$ -	$ -	$ -	#DIV/0!	$ -	$ 0.200
**Heat type			fuel oil				natl. gas	
Total		$ 0.075		$ 0.279		#DIV/0!		$ 0.240

City of Homer buildings

		FUEL/LUBE(*1)		????	BUILDING & GRNDS MAINT.		????	ELECTRICITY		WATER		SEWER			REFUSE -DISPOSAL		SNOW REMOVAL(*2)		JANITORIAL		TOTAL**
2017 FACILITY EXPENSES	Square Footage	FUEL/LUBE	Cost per sq.ft. per month	EQUIPMENT MAINT.	BUILDING & GROUNDS MAINT.	Cost per sq.ft. per month	PROFESSIONAL SERVICES	ELECTRICITY	Cost per sq.ft. per month	WATER	Cost per sq.ft. per month	SEWER	Cost per sq.ft. per month	W&S $/sf combined	REFUSE - DISPOSAL	Cost per sq.ft. per month	SNOW REMOVAL	Cost per sq.ft. per month	JANITORIAL	Cost per sq.ft. per month	Cost per sq.ft. per month
Airport Terminal	8,588	$8,808	$0.0855	$2,558	$12,119	$0.1176	$5,666	$36,744	$0.3565	$2,143	$0.0208	$3,966	$0.0385	$0.0593	$907	$0.0088	$12,000	$0.1164	$22,892	$0.22	$0.74
Animal Shelter	3,994	$9,265	$0.1933	$0	$8,148	$0.1700	$4,000	$8,501	$0.1774	$650	$0.0136	$608	$0.0127	$0.0262	$574	$0.0120	$4,500	$0.0939	$10,646	$0.22	$0.67
City Hall	13,321	$6,843	$0.0428	$48	$11,860	$0.0742	$6,014	$20,389	$0.1275	$808	$0.0051	$835	$0.0052	$0.0103	$696	$0.0044	$9,210	$0.0576	$35,508	$0.22	$0.32
Fire Station	9,000	$8,229	$0.0762	$537	$4,675	$0.0433	$11,643	$27,181	$0.2517	$1,519	$0.0844	$1,531	$0.0142	$0.0985	$1,132	$0.0105	$7,375	$0.0683	$23,990	$0.22	$0.55
Library	17,200	$15,441	$0.0748	$2,239	$13,187	$0.0639	$8,599	$35,718	$0.1731	$1,294	$0.0063	$1,535	$0.0074	$0.0137	$1,000	$0.0048	$11,885	$0.0576	$45,848	$0.22	$0.39
PH Harbormaster Office	4,784	$8,822	$0.1537	$559	$4,933	$0.0859	$1,895	$10,249	$0.1785	$517	$0.0090	$414	$0.0072	$0.0162	$1,100	$0.0192	$9,000	$0.1568	$12,752	$0.22	$0.61
Police Station	5,500	$1,270	$0.0192	$4,314	$6,751	$0.1023	$6,996	$24,416	$0.3699	$930	$0.0141	$1,076	$0.0163	$0.0304	$1,121	$0.0170	$7,640	$0.1158	$14,661	$0.22	$0.65
Mean-all facilities:			$0.0922			$0.0939			$0.2335	l facilities:				0.0364		$0.0109		$0.0952		$0.22	$0.56

(*1)all buildings natl. gas except Police Station

(*2) Fire Station & Library contracted out

**excludes Janitorial & non colored columns

Costs in red are out of the typical ranges for the expense item.

Buildings & grounds maintenance and snow removal are all excessive, based on comparable expenses for private commerical properties

HERC 1 building ~ Use scenarios

Scenario 1- Minimum/holding		Bldg area (sq.ft.)	Income	Expense	Difference
Use:	Gym & Zumba room only	6,300			
User:	Homer Community Rec		$14,700	$20,790	$ (6,090)
Required repair/renovation cost estimate					
Separate utilities for cold status of upper level:					
	water/sewer			$0	
	heating/ventilation system			$0	
Convert building to natural gas heat				$0	
Hot mop roof				$0	
Convert fluorescent fixtures to LED				$0	
Any ADA modifications for restroom use				$0	
	Total			**$0**	
Operating expense estimate (annual)					
Heat				$7,560	
Electric				$9,072	
Water/sewer				$1,512	
Custodial					
Snow/sanding				$1,512	
Lawn/yard				$1,134	
	Total			**$20,790**	

Scenario 2- Fireweed School occupancy		Bldg area (sq.ft.)	Income	Expense	Difference
Use:	Total building	16,800			
User:	Fireweed Charter School lease (@ $1/sqft/month)		$201,600	$56,448	$ 145,152
Required repair/renovation cost estimate					
Fire Sprinkler system, entire building				$0	
Fire wall separation				$0	
Convert building to natural gas heat				$0	
Hot mop roof				$0	
Convert all lighting fixtures to LED				$0	
Repartition former UofA office area				$0	
	Total			**$0**	
Operating expense estimate (annual)					
Heat				$20,160	
Electric				$24,192	
Water/sewer				$5,040	
Custodial					
Snow/sanding				$4,032	
Lawn/yard				$3,024	
	Total			**$56,448**	

Scenario 3- Total rebuild for community use			Bldg area (sq.ft.)		Income	Expense	Difference
Use:	Total building		16,800				
User:	Homer Community Rec & other user groups				$0	$55,440	$ (55,440)
Required repair/renovation cost estimate							
	Fire sprinkler system, entire building					$0	
	Fire wall separation					$0	
	Convert building to natural gas heat					$0	
	Rebuild roof, additional insulation & EPDM cover					$0	
	Convert all light fixtures to LED					$0	
	ADA modifications for restroom use					$0	
	New windows throughout						
		Total				**$0**	
Operating expense estimate (annual)							
	Heat					$20,160	
	Electric					$24,192	
	Water/sewer					$4,032	
	Custodial						
	Snow/sanding					$4,032	
	Lawn/yard					$3,024	
		Total				**$55,440**	

Scenario 4-Demo HERC 2 & sell part of site			Site area/sale price		Income	Expense	Difference
Use:	Any legal use, per zoning	approx.	55,400	sq.ft.			
User:	Sale to private entity	estimated	$7.00	per sq.ft.			
	Gross sale proceeds-land, post demo				**$387,800**	$280,268	$ 107,532
Required repair/renovation cost estimate							
	Demo & clean up cost					$250,000	
	Survey/subdivision of site					$7,000	
	Relocation of utilities as required; water/sewer service to HERC 1					$0	
	Sale commission (RE agent/broker) @	6%				$23,268	
						$0	
						$0	
		Total				**$280,268**	
Operating expense estimate (annual)							
	Heat					$0	
	Electric					$0	
	Water/sewer					$0	
	Custodial						
	Snow/sanding					$0	
	Lawn/yard					$0	
		Total				**$0**	

Property Name: HERC 1
Date: 8/1/2018
Building GBA: 16,800 sq. ft. **Breakdown:** Gym: 5,700 Lower: 2,800 Upper: 8,300

	2009	$/sf/mo.	$/mo.	2010	$/sf/mo.	$/mo.	2011	$/sf/mo.	$/mo.
Occupancy:	full; Upper-UAA, Gym-B&GC			full; Upper-UAA, Gym-B&GC			prtl.;Up-UAA out, City in, Gym-B&GC		
Electricity	$ 20,600.75	$ 0.102	$ 1,716.73	$ 18,110.14	$ 0.090	$ 1,509.18	$ 18,139.42	$ 0.090	$ 1,511.62
Water/Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fuel Oil/gas	$ 37,266.42	$ 0.185	$ 3,105.54	$ 35,824.29	$ 0.178	$ 2,985.36	$ 38,177.32	$ 0.189	$ 3,181.44
Refuse	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lawn Care	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Snow/sand	$ -	$ -		$ -	$ -		$ -	$ -	
	$ -	$ -		$ -	$ -		$ -	$ -	
Janitorial	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
total		$ 0.287	GBA		$ 0.268	GBA		$ 0.279	GBA

	2012	$/sf/mo.	$/mo.	2013	$/sf/mo.	$/mo.	2014	$/sf/mo.	$/mo.
Occupancy:	prtl.;Up-City out 3/12, Gym-B&GC			prtl.;Up-Enstar in, Gym-B&GC out			lmtd.; Up-vacant, Gym-CPRP		
Electricity	$ 14,688.71	$ 0.073	$ 1,224.06	$ 11,617.38	$ 0.058	$ 968.12	$ 9,867.49	$ 0.144	$ 822.29
Water/Sewer	$ -		$ -	$ -		$ -	$ -		$ -
Fuel Oil/gas	$ 32,413.97	$ 0.161	$ 2,701.16	$ 24,673.44	$ 0.122	$ 2,056.12	$ 16,416.78	$ 0.240	$ 1,368.07
Refuse	$ -		$ -	$ -		$ -	$ -		$ -
Lawn Care	$ -		$ -	$ -		$ -	$ -		$ -
Snow/sand	$ -			$ -			$ -		
	$ -			$ -			$ -		
Janitorial	$ -		$ -	$ -		$ -	$ -		$ -
total		$ 0.234	GBA		$ 0.180	GBA		$ 0.384	GYM only

	2015	$/sf/mo.	$/mo.	2016	$/sf/mo.	$/mo.	2017	$/sf/mo.	$/mo.
Occupancy:	lmtd.; Up-vacant, Gym-CPRP			lmtd.; Up-vacant, Gym-CPRP			lmtd.; Up-vacant, Gym-CPRP		
Electricity	$ 11,248.28	$ 0.164	$ 937.36	$ 10,915.40	$ 0.160	$ 909.62	$ 10,948.32	$ 0.160	$ 912.36
Water/Sewer	$ -		$ -	$ -		$ -	$ -		$ -
Fuel Oil/gas	$ 11,533.91	$ 0.169	$ 961.16	$ 8,660.38	$ 0.127	$ 721.70	$ 10,217.78	$ 0.149	$ 851.48
Refuse	$ -		$ -	$ -		$ -	$ -		$ -
Lawn Care	$ -		$ -	$ -		$ -	$ -		$ -
Snow/sand	$ -			$ -			$ -		
	$ -			$ -			$ -		
Janitorial	$ -		$ -	$ -		$ -	$ -		$ -
total		$ 0.333	GYM only		$ 0.286	GYM only		$ 0.309	GYM only