

Experian Costs

Prepared by Tim Pratt, CEIS Manager 441-7593, 525-5618 (cell)

Updated 9/27/2010

Price											
Listed Price	\$	7,500,000									
Proposed Purchase Price	\$	6,495,000									
Taxes											
UNION PACIFIC ADDITION, BLOCK 4, Lot 4 - 10, & BLOCK 7 LOT 9 AKA - Experian 949 & 901 West Bond											
Tax Year	Taxable Value	Original Tax	Tax Credit	Fees	Interest	Total	Paid Tax	Owed Tax	Personal Prop. Value	Pers. Prop Tax Included in Total	
2009	\$ 7,824,800	\$ 157,431	\$ 6,434	\$ -	\$ -	\$ 150,997	\$ 75,499	\$ 75,499	\$ 6,000	\$ 294	
2008	\$ 7,616,500	\$ 154,578	\$ 6,560	\$ -	\$ -	\$ 148,018	\$ 148,018	\$ -			
2007	\$ 7,616,500	\$ 153,018	\$ 6,339	\$ -	\$ -	\$ 146,679	\$ 146,679	\$ -			
2006	\$ 7,616,500	\$ 152,085	\$ -	\$ -	\$ -	\$ 152,085	\$ 152,085	\$ -			
2005	\$ 8,479,000	\$ 175,944	\$ -	\$ -	\$ -	\$ 175,944	\$ 175,944	\$ -			
2004	\$ 8,479,000	\$ 173,889	\$ -	\$ -	\$ -	\$ 173,889	\$ 173,889	\$ -			

Operational Cost Analysis:																				
Utility	April 2008	May 2008	June 2008	July 2008	August 2008	September 2008	October 2008	November 2008	December 2008	January 2009	February 2009	March 2009	Monthly	Annual Cost April 2008 to March 2009	Rate Increases ****	Adjusted Annual Cost to 2010/11 FULL OCCUPANCY	Occupancy Factor	Adjusted Annual Cost to 2010/11 PARTIAL OCCUPANCY	Comments	
Custodial	\$7,521.00	\$7,521.00	\$7,521.00	\$7,521.00	\$7,521.00	\$7,521.00	\$7,521.00	\$7,521.00	\$7,521.00	\$7,521.00	\$7,521.00	\$7,521.00	\$ 7,521	\$ 90,252	*	0%	\$ 90,252	15%	\$ 13,538	Current provider - FBG Service
Trash/Break room Supplies														\$ 15,000		100%	\$ 15,000	100%	\$ 15,000	Trash - Industrial Services
Electrical - 901 South A							\$2,076.96	\$2,179.68	\$2,410.80	\$2,297.80	\$2,246.44	\$2,184.81		\$ 26,793		6%	\$ 28,401	50%	\$ 14,200	Current Provider - LES
Electrical - 949	\$9,123.62	\$11,646.55	\$11,960.94	\$12,472.35	\$12,986.31	\$10,344.90	\$9,764.61	\$8,874.79	\$9,523.44	\$9,555.59	\$8,833.77	\$8,997.04		\$ 124,084		6%	\$ 131,529	30%	\$ 39,459	Current Provider - LES
Electrical -901 North	\$3,026.39	\$3,168.57	\$3,097.48	\$3,473.22	\$3,594.26	\$2,385.24	\$2,385.24	\$2,385.24	\$2,594.45	\$2,385.24	\$2,385.24	\$2,385.24		\$ 33,266		6%	\$ 35,262	50%	\$ 17,631	Current Provider - LES
Electrical -901 South B	\$2,492.03	\$2,362.56	\$2,220.14	\$2,880.44	\$3,566.01	\$2,330.16	\$2,330.16	\$2,330.16	\$2,677.91	\$2,330.16	\$2,330.16	\$2,330.16		\$ 30,180		6%	\$ 31,991	50%	\$ 15,995	Current Provider - LES
Elevator Maintenance													\$ 569	\$ 6,825		0%	\$ 6,825	50%	\$ 3,412	O'Keefe
Fire Suppression				\$401.25										\$ 1,425		0%	\$ 1,425	100%	\$ 1,425	Current provider - Continental
Gas - 949	\$556.00	\$108.76	\$24.01	\$24.05	\$24.05	\$24.05	\$280.89	\$759.66	\$2,145.80	\$1,640.84	\$896.01	\$543.93					30%	\$ -	Current Provider - Black Hills Energy	
Gas - Combined	\$1,047.70	\$259.42	\$253.49	\$253.49	\$253.49	\$895.65	\$2,072.77	\$5,282.17	\$13,157.51	\$13,183.28	\$8,884.79			\$ 52,572			50%	\$ 35,000	Current Provider - Black Hills Energy	
Lawn Care													\$ 2,264	\$ 14,716		0%	\$ 14,716	30%	\$ 4,415	Current provider - Todd's Lawn Service
Pest Control													\$ 218	\$ 2,616		0%	\$ 2,616	100%	\$ 2,616	Current Provider - Presto X
Security													N/A	\$ -		0%	\$ -	100%	\$ -	Current provider - In House Hourly Staff
Snow Removal													Est.	\$ 12,000		0%	\$ 12,000	20%	\$ 2,400	Current provider - Todd's Lawn Service
Water / Sewer		\$2,138.40		\$2,067.29		\$4,104.13		\$2,033.51		\$1,006.38		\$1,194.78		\$ 12,544		10%	\$ 13,799	50%	\$ 6,899	Current Provider - LWS
Cooling Tower Chemical													\$ 445	\$ 5,340		0%	\$ 5,340	100%	\$ 5,340	Fremont industries
Fire Alarm Monitoring														\$ 3,450		0%	\$ 3,450	100%	\$ 3,450	Current provider - NECO
Insurance														\$ 26,400	***	0%	\$ 26,400	100%	\$ 26,400	Unknown
Totals	\$23,766.74	\$27,205.26	\$25,077.06	\$29,093.09	\$27,945.12	\$27,605.13	\$26,431.63	\$31,366.21	\$40,030.91					\$ 442,463			\$ 489,005		\$ 207,181	

This number reflects our latest projection of annual operating costs for the City of Lincoln based on the proposed Phase I occupants.

Experian Triple Net Lease (not including property tax)																			
Experian Square Footage																			
Total Square Footage																			
Percent of Experian Square Footage																			
Experian Share of CAM																			
City Share of CAM																			
Current CAM expenses for Phase I moves (Engineering Services, 911 Radio Shop, Bureau of Fire Prevention, & USAR)																			
Projected CAM shortfall for Phase I moves																			
Current CAM expenses for future Phase moves																			
Street Maint. West shop																			
LFR Training and Maintenance																			
911 Center																			
Projected shortfall in operating expenses after all Projected moves are complete.																			

This number is assumed as a direct transfer of budgeted expenses.

This number represents the "shortfall" in budgeted expenses for the proposed Phase I

NOTES
 * Some items may possibly be reduced due to level of service provided.
 *** Insurance (\$30,000,000 Replacement Cost * 8 Cents per \$100 of Valuation) + an additional 10% for self insurance. Source: Kent Imig-Risk Management
 Cable Television if needed is free for city owned facilities
 Through a previously enacted conduit sharing agreement with Unite Private Networks, the city has 2 pair of redundant fibers to the facility. Minor connection costs are included in renovation costs