

JRC Future Facility Options

Updated: October 13, 2022

Subcommittee Background

- Formed at June 5 2022 Board Retreat (Bob, Eran, Laughlin)
- Motivation: Current facility is dated, lease is finite, location not serving mission
- Tasks:
 - Identify and detail future facility options for the Rock Dump
 - Present range of options to JRC BoD and Manager

Options

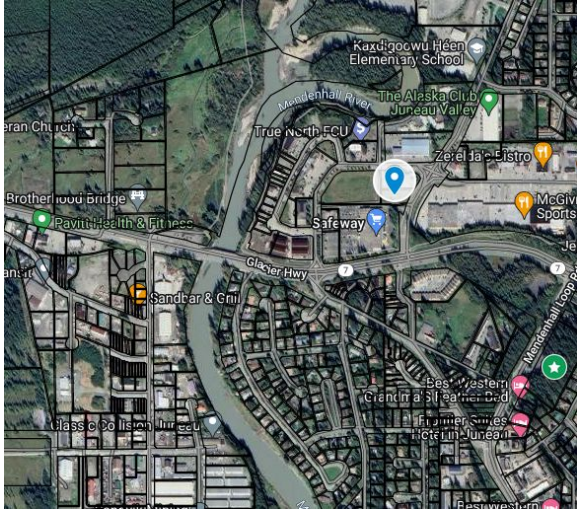
1. Purchase Existing Building
2. Purchase Land and Build
3. Long-term CBJ Land Lease and Build

Option 1: Purchase Existing Building



Info	Current lease ends December 31, 2024
Cost	Building: \$1.3M (est. 7/19/22 email b/t Denis and Eran) Walls: \$800K (est 10k sq ft @ \$80/sq ft)
Timeline	“Soon” - Alaska Coach currently undergoing long-term planning
Pros	<ul style="list-style-type: none">● Low capital cost● Some room for expansion
Cons	<ul style="list-style-type: none">● Location doesn't support programming goals● Downtime (assuming renovation)● Unlikely to support JMR partnership (location)

Option 2: Commercially Available Land

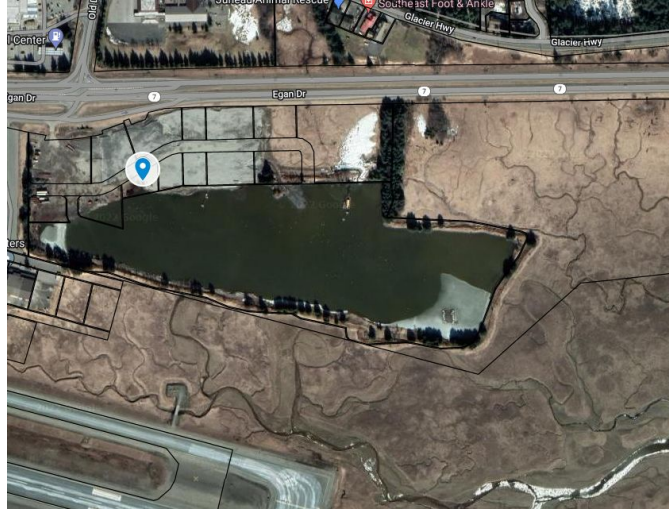


VINTAGE III LT B1

32,689 sf

\$599,000

Light Commercial

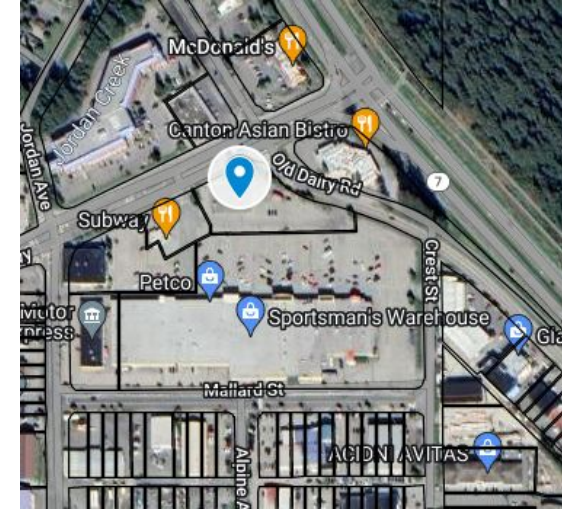


HONSINGER POND LT 12

21,842 sf

\$500,000

Industrial



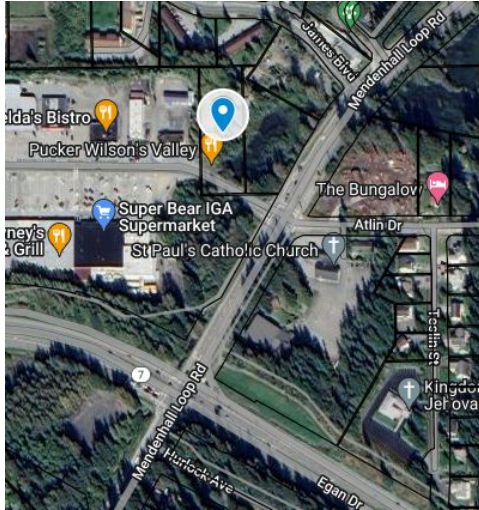
8757 Glacier Hwy

NUGGET MALL ANNEX LT 5

58,896 sf

General Commercial

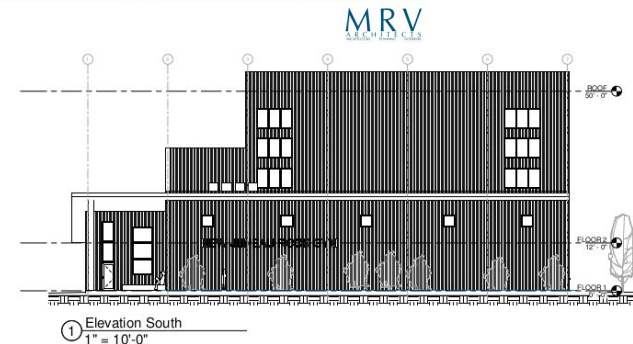
Option 2: Commercially Available Land contd.



USS 381 TR C FR
137,562 sf
Light Commercial
Status unknown, sugg. by Jarvis



CONCEPTUAL DRAWINGS



Option 2: Commercially Available Land contd.

Cost	Land: \$500-750K (\$18-25 sq/ft) Building: \$5M (est. 10/12/22 from Architect) Walls: \$1.2M (est 15k sq ft @ \$80/sq ft)
Pros	<ul style="list-style-type: none">• Possible JMR collab (\$400k input)• Better location(s)• Minimal facility downtime
Cons	<ul style="list-style-type: none">• High Cost

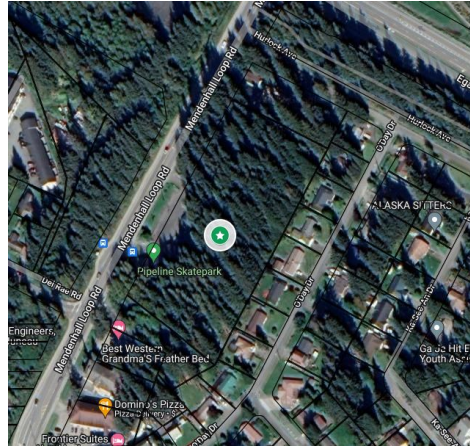
Option 3: CBJ Lands Lease



Fieldhouse

D5

Owned by CBJ Lands.



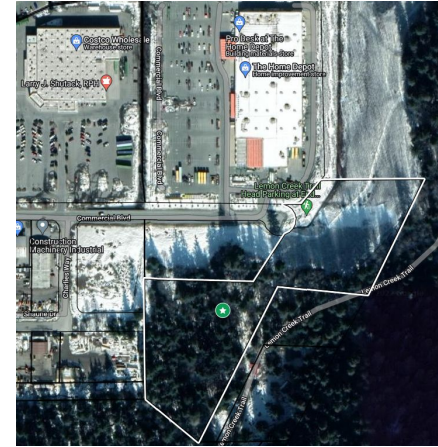
Skate park

USS 381 FR

198,982 sf

D5

Owned by CBJ Lands, under utilized currently.



HDK LT 1

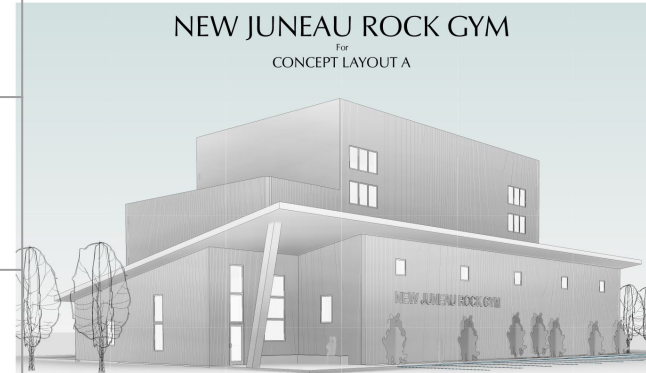
333,027 sf

Two zones on parcel

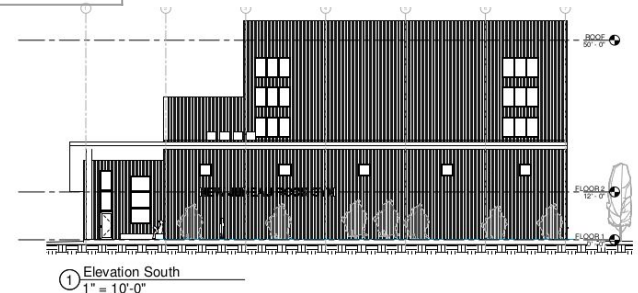
Owned by CBJ Lands

Option 3: CBJ Lands Lease contd.

Cost	<p>Land: \$??</p> <p>Building: \$5M (est. 10/12/22 from Architect)</p> <p>Walls: \$1.2M (est 15k sq ft @ \$80/sq ft)</p>
Pros	<ul style="list-style-type: none"> • Possible JMR collab (\$400k input) • Better location(s) • Minimal facility downtime
Cons	<ul style="list-style-type: none"> • 30 yr lease with CBJ



CONCEPTUAL DRAWINGS



Overview

	Buy Bldg	Buy commercial	CBJ Lease
Cost (est)	\$2.1M	\$6.9M (\$6.5 if JMR collab)	\$6.2M (\$5.8 if JMR collab)
Pros	- Lowest cost	- Improved location	- Improved location - Low cost land
Cons		- Most expensive	- Land lease only
Rough Loan est.	Req. cash (LTV 70%): \$630K P&I (8%, 20yr): \$12.3K /mo	Req. cash (LTV 70%): \$2.07M P&I (8%, 20yr): \$40.4K /mo	Req. cash (LTV 70%): \$1.86M P&I (8%, 20yr): \$36.3K /mo

Next steps

- Any missing information?
- Additional questions that need to be investigated?
- Deeper dive on financing options
- Board decision on how to move forward