Lynn S Lightner PE
5601 Guenevere Ln
Lincoln, NE 68512

Oct. 5, 2010

Mayor Beutler and Members of the City Council

I am a retired engineer from Kingery Construction Co. and was the project manager for all the building construction for the Experian facility that you are presently considering to purchase. My entire professional career was involved in estimating and managing new construction. Occasionally I assisted architects during the period of negotiating for a new project and also during development of construction drawing.

The original building was completed in 1972 for J. R. Cole. All subsequent additions were constructed for the Metromail Corp.

The attached summary of the various construction projects are my estimate of the replacement costs.

It is my understanding that all interior furnishings such as desks, chairs, tables, kitchen equipment etc. are to remain and become the property of the city and I am unable to place a reasonably accurate value of this item.

It would be a horrible mistake if the city passed up on this opportunity to acquire this property.

Sincerely,

Lynn S Lightner

EXPERIAN
Estimated Cost for Replacement

Oct. 5, 2010

Year		Area Sq. Ft.	Unit Cost	Total
1972	Office Space	39081	150	5862150
	Warehouse	47040	55	2587200
1973	Office Addition	2232	150	334800
1984	Warehouse Addition	48000	45	2160000
1984	Mezanine Office Space	17832	75	1337400
1988	Office Addition	89216	150	13382400
1989	Warehouse Addition	109055	45	4907475
	Totals	**352,456**		**$30,571,425,.00**
	Land Cost (County Assessors evaluation)			1,605,670.00
				$32,177,095.00

Interior furnishings such as desks, chairs, tables, kitchen equipment etc. is not included.