

AMENDMENT 1
SOLICITATION AFCEE-06-0003
PRIVATIZATION OF MILITARY FAMILY HOUSING
ROBINS AIR FORCE BASE, PHASE II
30 MARCH 2007

AMENDED ITEMS 1 THROUGH 69

Item #1, RFP Cover Page:

Delete the PSC Military Housing Company data and replace with:

MWH AMERICAS
10619 SOUTH JORDAN GATEWAY
SUITE 100
SALT LAKE CITY, UT 84095
Voice: 703-580-8903 Fax: 801-617-4200
Email: *george.h.franklin@mwhglobal.com*
Website: *www.pscmhc.com*

Item #2, RFP Section 1.1 – Authority:

Delete: Investments (codified at 10 U.S.C., Section 2875, as amended)

Item #3, RFP Section 1.2 – Housing Goal:

Replace entire section with:

The goal of the Robins Air Force Base (AFB) Phase II (“Phase II”) privatization initiative is to provide its military families access to safe, secure, quality, affordable, well-maintained housing in a military community where they choose to live.

Privatization will accelerate housing improvements, alleviate housing shortages, and reduce waiting times for adequate housing, ultimately improving morale of Air Force personnel. Since traditional Military Construction (MILCON) funds are unavailable to meet this goal in a timely manner, Government officials have determined that the best solution is to use privatization to leverage available resources.

Item #4, RFP Section 1.3.1 – Project Concept:

Replace entire section including Table 1 with:

In September 2000, the Government closed the Phase I housing privatization transaction at Robins AFB with the Phase II Sole Source Offeror (SSO). The Government now desires to privatize the 645 units it owns on Robins AFB as Phase II. For the reasons set out below, the Government has decided to enter into sole source negotiations with the SSO for privatization of 645 military family housing units owned by the Government at Robins AFB.

The Government would prefer to have one entity own and operate both Phases as a single, consolidated project. Having one housing privatization project at Robins AFB will eliminate the

need for duplication of certain project amenities and many project management, operations and maintenance functions and costs. Additionally, it will promote a more homogenous housing privatization program at Robins AFB than would be possible if Phase I and Phase II were owned and operated by different, unrelated entities. Combining and using the project revenues of both Phases to support a single consolidated project with one lockbox account also will enhance project viability. Finally, the 645 Government-owned housing on Robins AFB are not severable which makes renting to tenants other than military members difficult without having Phase I units available for this purpose in a combined project.

If the consolidation of Phase I and Phase II into one project is financially or legally unfeasible, then the Government will consider an alternative proposal from the SSO that provides for separate entities each owned and controlled by the SSO to own, complete, operate, manage and maintain each phase on substantially identical terms. Any such proposal must specifically identify the project efficiencies and benefits to the Government resulting from the completion, management, operation and maintenance of each phase on substantially identical terms. To achieve these goals, modification of the existing Phase I transactional documents may be necessary to permit intermingling of funds between phases and provide flexibility of rent structure by grouping grades, i.e. E1 to E6, E7 to E8, O1 to O3 and O4 to O5 with rent based on each member's BAH including utilities.

Government participation in the Project, if the consolidation of Phase I and Phase II into one project isn't feasible, may include a Government equity investment in a limited liability entity ("LLE") (e.g., limited liability company, limited liability partnership, or some other form of limited liability entity). If the SSO proposes a Government equity investment, then an LLE structure is required. A Government Direct Loan is not authorized if an LLE structure is proposed. If an LLE structure is proposed, upon transaction closing the LLE shall become the Project Owner. In an LLE structure the SSO shall be the managing member and the Government shall be an investor (non-managing) member. The LLE may include other members only to the extent such members are affiliated with the SSO and the inclusion of such additional members is beneficial to the LLE and the Project as determined by the Government, in its sole and absolute discretion.

A proposal that satisfies all of the requirements stated in this Solicitation and provides for consolidation of Phase I and Phase II into one Project will be viewed to be more advantageous to the Government than an alternative proposal. If an alternative proposal does not provide for completion, management, operation and maintenance of each Phase on substantially identical terms, then the Government may determine in its sole discretion that the proposal has not achieved the goals the Government sought to satisfy through sole source negotiations with the SSO, terminate this Solicitation and reissue the Phase II Solicitation for full and open competition.

The project involves a non-Federal Acquisition Regulation (FAR) real estate transaction with the SSO under which the Government will convey 645 existing military family housing (MFH) units and certain associated improvements, and lease approximately 277.23 acres of land divided among four (4) parcels on Robins AFB. The Robins AFB parcels include Lakeside, Crestview, Forest Park and Turner Park. The SSO shall obtain necessary financing; provide required equity; and plan, design, develop, renovate, demolish, construct, own, operate, maintain, and manage a rental housing development consisting of the combined Phase I and Phase II units, including all paving and drainage, as well as any utilities conveyed to or constructed by the SSO, for a minimum of 577

military families for 50 years. The Government’s intent is that 370 units will be provided by Phase I and 207 units will be provided in Phase II. The following table reflects the project concept used to develop the Government’s estimate.

Table 1 – Project Concept

	NUMBER OF UNITS
Convey MFH	645
Demolition	467
Returned to AF	5
New Construction	76
Major Renovation (convert 2BR duplex units to a single-family 4BR unit)	84 units converted to 42 units
Minor Renovation	89
As-Is in Phase I	370
Removal from Phase I Inventory	300
Total End State Phases I & II	577

The 577 required housing units are referred to as the “privatized units.” The privatized units shall consist of the 76 new units in the Crestview neighborhood, 89 units in Turner Park requiring minor renovation, 84 units in Turner Park requiring major renovation (combining two-bedroom duplex units into 42 single-family four-bedroom units) as described in Section 2.0, Existing Conditions, and 370 existing Phase I units in Huntington Village (72 units in Huntington Crest, 98 units in Huntington Park and 200 units in Huntington East). All privatized units shall be designated for occupancy by pay grade, and Target Rent shall not exceed the Basic Allowance for Housing (BAH) at the dependent rate for the designated military pay grade except for assignments as specified in Section 3.4.3.4, minus an amount sufficient to cover 110% of average estimated utility charges. The SSO will be paid rent directly from the military members by allotment.

Item #5, RFP Section 1.3.1.1, line 2 – Housing Conveyed:

Change “789” to “645” and delete “Pine Oak”

Item #6, RFP Section 1.3.1.1, Table 2 – Conveyance of Housing by Area:

Delete the line for “Pine Oak” area. Change the number for Crestview area from “390” to “320.” Change the Total from “789” to “645.” In the note following Table 2, change the “411” to “261” and delete “Pine Oak.”

Item #7, RFP Section 1.3.1.2, lines 1 and 2 – Leased Land:

Change “305.53” to “277.23”, change “160” to “165” and change “145” to “112.”

Item #8, RFP Section 1.3.1.2, Table 3 – Size and Disposition of Land Area:

Delete the line for “Pine Oak.”

Change Lakeside from “39.38” to “40.3” acres, Crestview (short-term) from “42.0” to “75.37”, Crestview (Long-term) from “110.5” to “78.41”, Forest Park from “45.25” to “49.04” acres, Turner Park from “35.15” to “34.11” acres and the Total from “305.53” to “277.25.”

Change the Disposition for Lakeside from a “Short term land lease (up to 4 years)” to a “Short term land lease (up to 2 years).”

Item #9, RFP Section 2.1, 1st paragraph, line 2 - General Existing Conditions :

Change “five” to “four” separate housing areas

Item #10, RFP Section 2.1, 3rd paragraph, line 2 - General Existing Conditions:

Change “789” units to “645” units

Item #11, RFP Section 2.2.1, Table 5 – Summary of CAM Scores:

Delete the line for “Pine Oak,” change the number for Crestview area from “390” to “320” and change the Total Number of Units from “789” to “645”

Item #12, RFP Section 2.3, 1st paragraph, line 4 and 5 – Housing Area:

Change “789” to “645” and on line 5 change “five” areas to “four” areas:

Item #13, RFP Section 2.3, 3rd paragraph, line 3 – Housing Area:

Remove the sentence, “Pine Oak housing is located to the west.”

Item #14, RFP Section 2.3, 4th paragraph – Housing Areas:

Remove the entire paragraph for “Pine Oak”.

Item #15, RFP Section 2.3.1 – Jurisdiction:

Remove the line for “Pine Oak”.

Item #16, RFP Section 2.3.2, 3rd paragraph – Housing Units:

Remove the paragraph for “Pine Oak.”

Item #17, RFP Section 2.3.2, 4th paragraph – Housing Units:

Change the first sentence to read: “The Crestview housing site is fully developed with a combination of 150 duplex and 20 single-family housing buildings constructed in 1959 and 1973.

Item #18, RFP Section 2.3.2, 4th paragraph, line 4 – Housing Units:

Change the “390” units to “320” units have a single carport with storage.

Item #19, RFP Section 2.3.2, Table 6 – Housing Unit Count by Neighborhood:

Delete the line for Pine Oak. Change the numbers in Crestview from “370” to “300” and from “0/370” to “0/300.” Change the Total from “789” to “645” and the total number of garages/carports from “14/772” to “14/628”.

Item #20, RFP Section 2.3.2, Table 7 – Housing Unit Description by Neighborhood:

Delete the line for “Pine Oak.”

Item #21, RFP Section 2.3.4.1.2 – Electrical Infrastructure:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #22, RFP Section 2.3.4.2.2 – Natural Gas Infrastructure:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #23, RFP Section 2.3.4.3.2 – Water Infrastructure:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #24, RFP Section 2.3.4.4.2 – Sewer Infrastructure:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #25, RFP Section 2.3.4.5.2 – Storm Drainage Infrastructure:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #26, RFP Section 2.3.4.6.2 – Telephone Infrastructure:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #27, RFP Section 2.3.4.7.2 – Computer Network Lines Infrastructure:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #28, RFP Section 2.3.4.8.2 – Cable TV Infrastructure:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #29, RFP Section 2.3.4.9.2 – Government Telephone Cable Infrastructure:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #30, RFP Section 2.3.4.10.2 – Pavements:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #31, RFP Section 2.3.4.11.2 – Street Lights:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #32, RFP Section 2.3.5.2 – Other Improvements to be conveyed:

Delete the paragraph for “Pine Oak” and renumber the remaining paragraphs accordingly

Item #33, RFP Section 2.3.5.3 – Other Improvements to be conveyed:

For Crestview, add the words “one changing room facility, one pump house, one basketball court,” after the swimming pool.

Item #34, RFP Section 3.1 – SUMMARY

Replace entire second paragraph with:

The Government would prefer to have one entity to own and operate both Phases as a single, consolidated project that can share finances. If a consolidation of Phases I and II into one Project is financially or legally unfeasible, then the Government will consider an alternative proposal from the SSO that provides for ownership of each Phase by separate entities owned and controlled by the SSO and for completion, management, operation and maintenance of each Phase on substantially identical terms. Government participation in the Project, if the consolidation of Phase I and Phase II into one project isn't feasible, may include a Government equity investment in an LLE (as such term is defined in Section 1.3). If the SSO proposes a Government equity investment, then an LLE structure is required. A Government Direct Loan is not authorized if an LLE structure is proposed. If an LLE structure is proposed, upon transaction closing the LLE shall become the Project Owner. In an LLE structure the SSO shall be the managing member and the Government shall be an investor (non-managing) member. The LLE may include other members only to the extent such members are affiliated with the SSO and the inclusion of such additional members is beneficial to the LLE and the Project as determined by the Government, in its sole and absolute discretion. Any such proposal must specifically identify the project efficiencies and benefits to the Government resulting from the completion, management, operation and maintenance of each Phase on substantially identical terms. To achieve these goals, modification of the existing Phase I and the example Phase II Air Force legal documents may be necessary.

Item #35, RFP Section 3.2.1 – Financing:

Replace entire first paragraph with:

Private sector financing in the form of debt and equity contributions necessary to support the project requirements shall be required. The Government requires that financing be in place for a simultaneous financing and transaction closing. A Government Direct Loan may be considered for this transaction but it is the desire of the Government that the Phase II improvements be funded with the proceeds of the removal of the 300 renovated units in Phase I. If the consolidation of Phase I and Phase II into one project isn't feasible, consideration may also be given to a Government equity investment in a LLE. A Government Direct Loan is not authorized if an LLE structure is proposed.

Item #36, RFP Section 3.2.1.3 – Forward Commitment:

Insert the following sentence at the end of the paragraph:

A Government Direct Loan is not authorized if an LLE structure is proposed.

Item #37, RFP Section 3.2.1.4 – Government Direct Loan (GDL):

Insert the following at the end of the first paragraph:

A Government Direct Loan is not authorized if an LLE structure is proposed.

Item #38, RFP Section 3.2.1.6 – LLE Documents

Insert the following as new Section 3.2.1.6 and renumber remaining subsections of Section 3.2.1 appropriately.

3.2.1.6. LLE Documents

For a proposal including an LLE, the SSO shall include an outline of the core business provisions that will be incorporated into the LLE Operating Agreement. Such outline shall address, at a minimum, the timing and amounts of capital contributions, cash and non-cash distributions during and at the end of the Project term, preferred returns (if any), member loans, member interest transfer rights and the major decision making process, including the annual budget process. The LLE Operating Agreement shall not restrict the Government's right to transfer its interest in the LLE.

Item #39, RFP Section 3.2.1.7 – Government Equity Contribution:

Insert the following as new Section 3.2.1.7 and renumber the remaining subsections of Section 3.2.1 as appropriate.

3.2.1.7. Government Equity Contribution

The Government may make a cash equity investment in an LLE in support of this Project. Together with such other terms and conditions as the Government may determine are desirable or necessary to protect the interests of the Government, the material terms of a Government cash equity investment shall include:

- The SSO shall be the Managing Member of the LLE.
- The maximum amount of the Government cash equity investment for this Project will be \$10,600,000.
- The SSO shall pay all recordation costs and fees, document preparation cost, title insurance (together with any curative work that may be required), attorneys' fees, and its own closing costs and charges.
- The Government cash equity investment will not include the value of any improvements conveyed to the LLE at transaction closing. The value of those conveyed improvements shall constitute an additional equity investment by the Government.

Item #41, RFP Section 3.2.1.10 – Desired Financial Features:

Delete second bullet regarding 2d priority and replace with:

- One Hundred Percent (100%) private sector financing; i.e., no Government Direct Loan or, if an LLE structure is proposed, no Government cash equity investment in an LLE.

Item #41, RFP Section 3.2.1.11 – Desired Financial Features:

Insert the following desired feature as the 3rd priority.

- If an LLE structure is proposed that requires a Government cash equity investment, a reduced amount of the Government cash equity investment.

Item #42, RFP Section 3.3.5.2.1, 2nd paragraph following the bullets:

Change the reference from Section 3.4.3.3 to Section 3.4.3.5

Item #43, RFP Section 3.3.7, 1st paragraph, line 1 and 2 – Conveyed Utilities and Infrastructures:

Change the number of neighborhoods from “five” to “four” and delete “Pine Oak.”

Item #44, RFP Section 3.3.7.1, 2nd paragraph, 1st line – Electric Requirements:

Remove the words “and Pine Oak” And change the word “areas” to “area”

Item #45, RFP Section 3.3.7.1.2 – Electric Requirements – Pine Oak:

Delete the paragraph and renumber the remaining paragraphs accordingly.

Item #46, RFP Section 3.3.7.2 – Natural Gas Requirements:

Add the following at the beginning of the paragraph:

Presently, natural gas is subject to curtailment, and during these gas interruptions, propane-air mix or a blending of propane-air and natural gas may be used. Therefore, all gas appliances shall be compatible with propane air mix or propane-air and natural gas blending.

Item #47, RFP Section 3.3.7.2.2 – Natural Gas Requirements – Pine Oak:

Delete the paragraph and renumber the remaining paragraphs accordingly.

Item #48, RFP Section 3.3.7.3.2 – Water Requirements – Pine Oak:

Delete the paragraph and renumber the remaining paragraphs accordingly.

Item #49, RFP Section 3.3.7.4.2 – Sewer Requirements – Pine Oak:

Delete the paragraph and renumber the remaining paragraphs accordingly.

Item #50, Section 3.3.8.6.4 – Utilities

Delete the second full paragraph and replace with:

It is expected that the Government will continue to be the sole utility provider to all the housing areas unless the base-wide utility commodity system is privatized under a separate transaction. Until then, the utilities will be charged at the non-federal rate, unless an LLE structure is proposed. If an LLE structure is proposed Government-provided utilities will be charged at the DoD rate. The water and sewer service will be billed on an estimated share basis either at the non-federal rate or, if an LLE structure is proposed, at the DoD rate. Robins AFB will not have individual sales agreements in place with the tenants. Any utility agreements will be completed under an agreement between Robins AFB and the SSO. The SSO shall be responsible for collecting all utility payments and any unpaid bills from the tenants. The SSO shall also reimburse the Government for actual usage once a month via electronic funds transfer.

Item #51, Section 3.3.8.6.4 – 5th Bullet:

Replace the bulleted section with:

- During the period of time that the Government furnishes utilities, all tenants will be billed at the non-federal rate unless an LLE structure is proposed. If an LLE structure is proposed all tenant will be billed at the DoD rate. Current Government utility rates are included in Utility Sales Rates (Appendix E). When the utility systems are privatized, the SSO and the tenants shall pay the utility bills at market rates directly to the new utility provider.

Item #52, RFP Section 3.3.8.7.1 – General Requirement:

Replace “MOA” with “Programmatic Agreement” on lines 8 and 10 of the second paragraph

Item #53, RFP Section 3.3.8.7.4 – Roads and Fences:

Insert the following at the end of the first sentence, “except those identified in Appendix C.”

Item #54, RFP Section 3.4.2.2.2 – Table 13 - Priority List For Other Eligible Tenants:

Insert the word “National” before the word “Guard” on the 4th priority

Item #55, RFP Section 3.4.2.2.3 – Tenant Background Checks:

Insert the new section 3.4.2.2.3 and renumber the remaining sections accordingly

3.4.2.2.3 Tenant Background Checks

Prior to entering into a Tenant Lease with any tenant applicant who does not have unrestricted and unsupervised base access (“Restricted Tenant Applicant”), and annually thereafter, the PO must request and receive written confirmation from the Installation Security Forces that the Restricted Tenant Applicant and any other individuals over the age of eighteen (18) who shall also occupy the privatized unit and does not have unrestricted and unsupervised base access (collectively, “Restricted Tenant Applicants”) meet the Installation’s unrestricted and unsupervised security base access eligibility requirements (“Access Requirements”). Installation Security Forces shall apply the same screening and notification processes that are used to determine whether employees of Government contractors or other members of the general public satisfy the Access Requirements to determine whether Restricted Tenant Applicants satisfy the Access Requirements. If the Installation does not screen employees of Government contractors or other members of the general public before granting them unrestricted and unsupervised base access, then prior to entering into a Tenant Lease with Restricted Tenant Applicants and annually thereafter, the PO shall conduct commercially reasonable criminal background checks on all Restricted Tenant Applicants. All actual costs associated with criminal background checks shall be the responsibility of the PO. On or before the closing date, the Government shall provide to HRO a copy of the Access Requirements and thereafter shall provide promptly to HRO a copy of any amendments to or restatements of the Access Requirements

Item #56, RFP Section 4.3, 12th line – RESTRICTION ON DISCLOSURE AND USE OF DATA:

Change “PSC Military Housing Company” to “MWH Americas.”

Item #57, RFP Section 4.4, 9th line – CONFLICT OF INTEREST:

After the words Peter S. Cooke Military Housing Company, add “now referred to as MWH Americas.”

Item #58, RFP Section 4.5.3 – Proposal Packaging:

Delete the address for PSC Military Housing Company and insert:
MWH Americas
10619 South Jordan Gateway
Suite 100
Salt Lake City UT 84095

Item #59, RFP Section 4.8.1, 1st sub-bullet – Late Submittals:

Change “PSC Military Housing Company” to “MWH Americas.”

Item #60, RFP Section 4.13.1.1 – Subfactor 1.1, Project Financing:

Insert the following immediately after the bullet “Amortization period”

If the SSO proposes the use of an LLE structure, then the SSO submittal shall include:

- The required amount of the Government cash equity investment;
- Justification for the amount of the Government cash equity investment;
- The proposed structure of an LLE, including an outline of the core business provisions that will be incorporated into the LLE Operating Agreement. Such outline shall address, at a minimum, the timing and amounts of capital contributions, cash and non-cash distributions during and at the end of the Project term, preferred returns (if any), member loans, member interest transfer rights and the major decision making process, including the annual budget process.

Item #61, RFP Section 4.14.1.1 – Financial Capabilities

Insert the following at the end of this section.

- The SSO shall demonstrate an organization structure, including the organizational structure of an LLE if it is proposed, depicting a relationship of Significant Parties that are financially accountable for project performance.

Item #62, RFP Section 5.1 – Strategy

Revise the first sentence of the third paragraph to read:

The SSO will have 90 calendar days from its receipt of the Notice to Proceed With Exclusive Negotiations date to finalize an Operating Agreement, an LLE Operating Agreement (if applicable) and other legal documents acceptable to the Government (see Section 6.0) that includes complete project financing or execution of all required agreements.

Item #63, Section 5.1.1 – Sole Source Provisions

Insert the following additional paragraph immediately following the fifth paragraph of this section. The last paragraph of this section remains unchanged:

Government participation in the Project, if the consolidation of Phase I and Phase II into one project isn't feasible, may include a Government equity investment in a limited liability entity LLE. If the SSO proposes a Government equity investment, then an LLE structure is required. A Government Direct Loan is not authorized if an LLE structure is proposed. If an LLE structure is proposed, upon transaction closing the LLE shall become the Project Owner. In an LLE structure the SSO shall be the managing member and the Government shall be an investor (non-managing) member. The LLE may include other members only to the extent such members are affiliated with the SSO and the inclusion of such additional members is beneficial to the LLE and the Project as determined by the Government, in its sole and absolute discretion.

Item #64, RFP Section 5.6.1– Subfactor 1.1, Project Financing:

Insert the following as the 3rd, 4th and 5th bullets. The last bullet remains the same.

- The amount of the proposed private sector permanent financing is greater than any GDL or Government cash equity investment (as applicable).
- “The amount and terms of any proposed GDL, or Government cash equity investment, are clearly expressed, fully justified and satisfy all of the terms of Section 3.2.1.4 or 3.2.1.7 (as applicable).
- If an LLE structure is proposed, the organizational structure of the proposed LLE and the proposed terms of the LLE Operating Agreement are structured in a manner advantageous to the Project.”

Item #65, RFP Section 6.2 – Legal Documentation:

Add the following at the end of this section:

The documents necessary to implement a Project involving an LLE structure shall include, but are not necessarily limited to, the following:

- LLE Operating Agreement

Item #66, RFP Section 7.1 – Documentation:

Delete the address for PSC Military Housing Company and insert:

MWH Americas
10619 South Jordan Gateway
Suite 100
Salt Lake City UT 84095

Binks Franklin, 703-568-8873, george.h.franklin@mwhglobal.com

Item #67, RFP Section 7.2, Table 22 – Contracts for Clarification:

Delete the address for PSC Military Housing Company and insert:

MWH Americas
10619 South Jordan Gateway
Suite 100

Salt Lake City UT 84095

Change: Binks Franklin to 703-568-8873, george.h.franklin@mwhglobal.com, Rusty Martin to 801-617-3320, rusty.martin@mwhglobal.com, and Mike Williams to 801-617-3341, michael.h.williams@mwhglobal.com

Item #68, Appendix C – Concept Plan:

Add the attached drawing of roads to remain in the short-term lease areas in Appendix C.

Item #69, Appendix E – Government utility Sales and Consumption Rates:

Substitute the following FY07 table for the FY06 Utility Sales Rates:

1. Utility sales rates for Robins AFB for FY07 are provided below:

Utility	Unit	Non-Federal Unit Cost	DoD Unit Cost
Electric	KWH	\$0.07581	\$0.06667
Natural Gas	MBTU	\$12.47003	\$12.01202
Water	KGAL	\$2.44178	\$1.75219
Sewer	KGAL	\$2.99220	\$1.66107