

INFINITY COMMERCIAL REAL ESTATE GROUP LLC

# FOR SALE

## 90 BED Work Force Housing CONSTRUCTION / OPERATIONS CAMP

Moveable man camp on the North Slope



**Albert Circosta, SIOR**

**OWNER & BROKER**

INFINITY COMMERCIAL REAL ESTATE GROUP LLC  
albert@alaskabrokerage.com  
(907) 230-3638

**Vanessa Stadler-Swanson, Associate**

**COMMERCIAL LICENSEE**

INFINITY COMMERCIAL REAL ESTATE GROUP LLC  
vanessa@alaskabrokerage.com  
(907) 231-1891

## BUILDING DETAILS



- Price: \$2,500,000

Built new in late 2014, equipped with 40 double status rooms (80 beds), 8 single status rooms (8 beds), camp manager office/bedroom, and maintenance tech office/bedroom, totaling 90 beds. Estimated time to mobilize camp by 6-7 people is 3 weeks. Comes with 14,500 gallons water and 14,500 gallons wastewater tankage. Power is generated by 500KW diesel Generator, comes with 800 gallon fuel tank averaging 15 gallons fuel burn an hour. Seating capacity of 50 in the dining area, kitchen has 110 SF walk in cooler and 110 SF freezer in addition to a 8' x 40' conex for dry food storage. Kitchen comes with essential appliances. Linens are provided, with a 10:1 ratio of beds to washers/dryers. Has well-equipped weight room, TV room, all bedrooms come with storage and a TV. 3.5:1 toilets/bed ratio, 4.5:1 showers/bed ratio. Other features include smoke shack, lounge reading room, and a mud room. Shop listed on as-built drawing does not come with the camp building.

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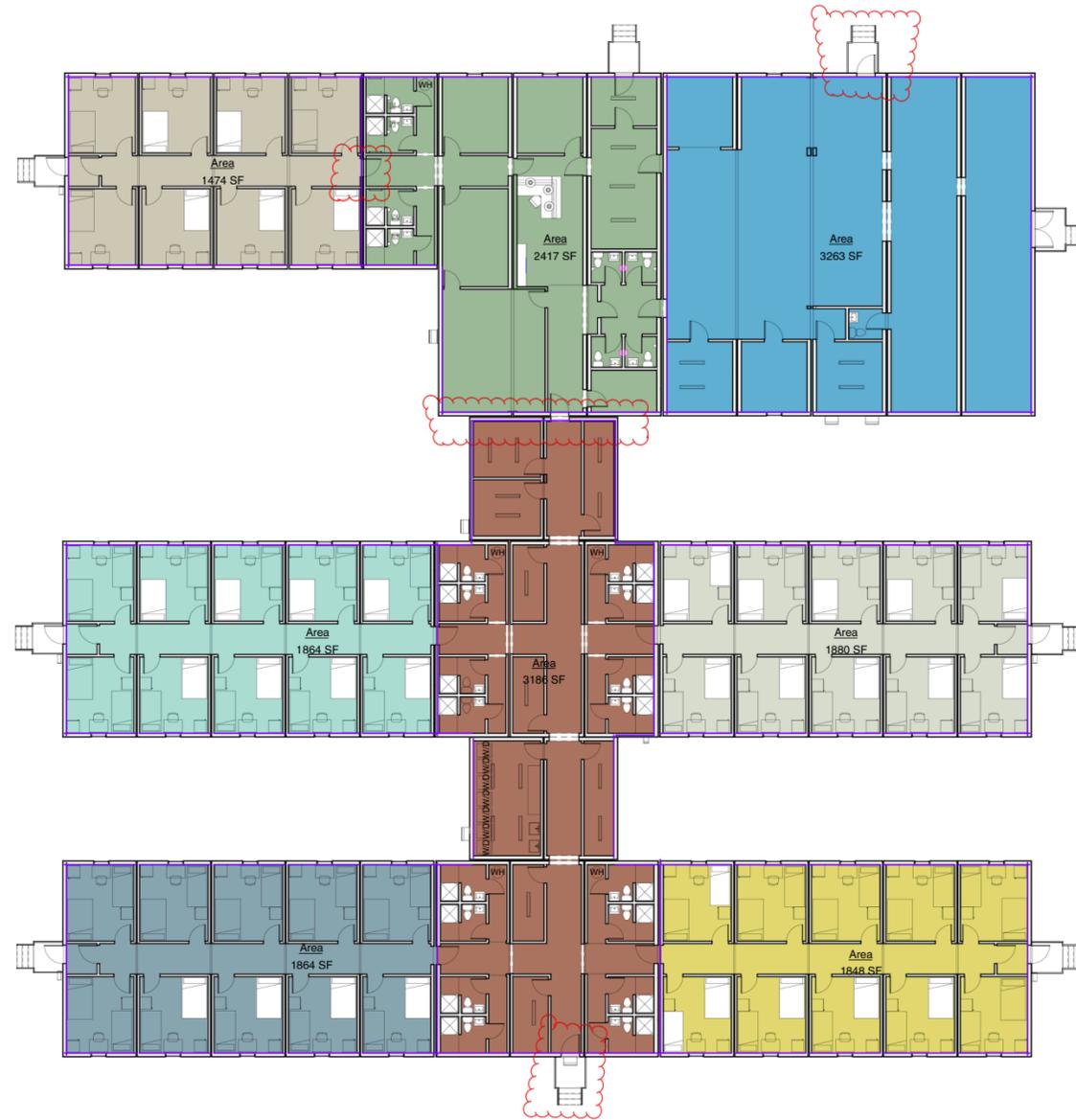
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# FLOOR PLANS



- Area A1
- Area A2
- Area A3
- Area B
- Area C
- Area D
- Area E
- Area U

1) Area Plan  
3/22/14



**Hildie A. Cain, Architect**  
 P.O. Box 4710, Greenwood, AK 99557  
 (907) 232-2421, caid@hac.com

King Eider Camp  
 North Slope, AK

Price Gregory International Inc

No.	Description	Date
1	Sheet Reissued	23 Sept 14
2	FMComments	9/30/14

## Area Plan

Project number 1405  
 Date 23 July 2014  
 Drawn by HAC  
 Checked by HAC

**A101**

Scale As indicated

10/30/2014 9:52:07 AM

**Albert Circosta, SIOR**

**OWNER & BROKER**

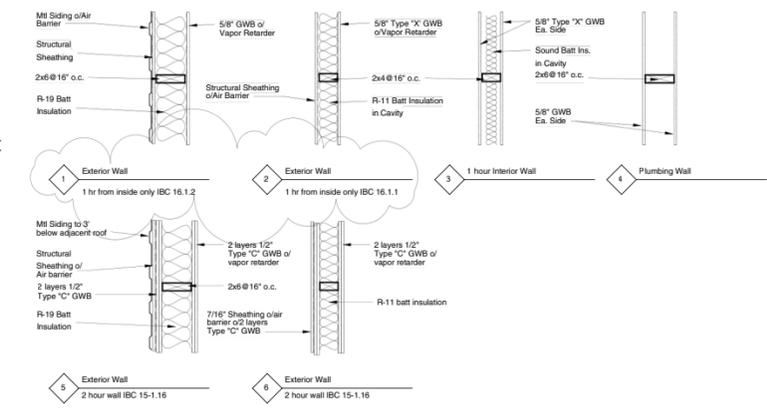
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# ENLARGED FLOOR PLANS



Hilde A. Cain, Architect  
 48184  
 10715251557 cain@hacal.com

King Eider Camp  
 North Slope, AK  
 Price Gregory International Inc

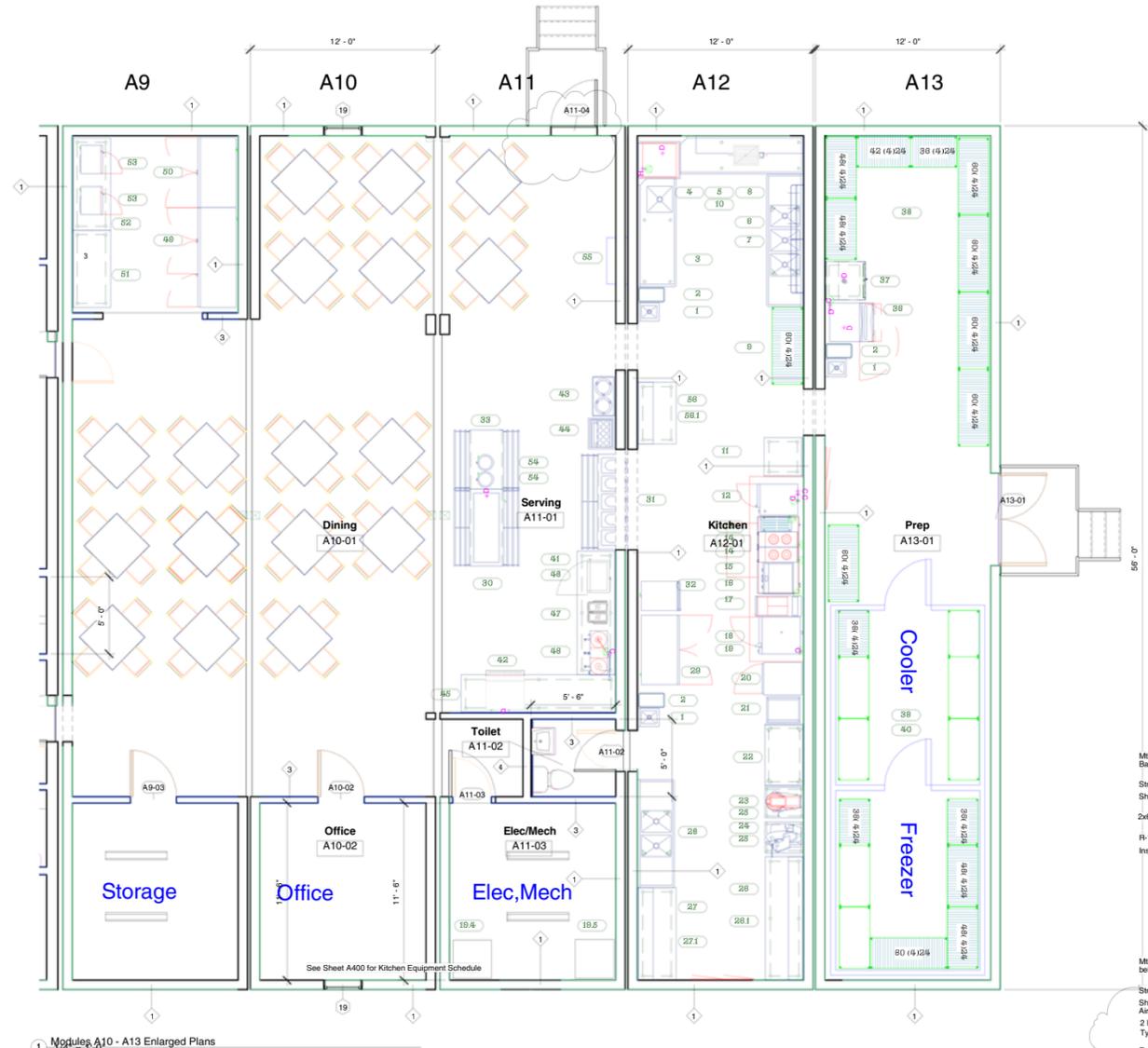
No.	Description	Date
1	Revision 1	Date 1
1	Sheet Released	23 Sept 14
2	FM Revisions	30 Sep 14

Mods A5 - A9, A14, A15 Enlarged Plans  
 Project number 1405  
 Date 23 July 2014  
 Drawn by HAC  
 Checked by HAC  
**A102A**  
 Scale As indicated

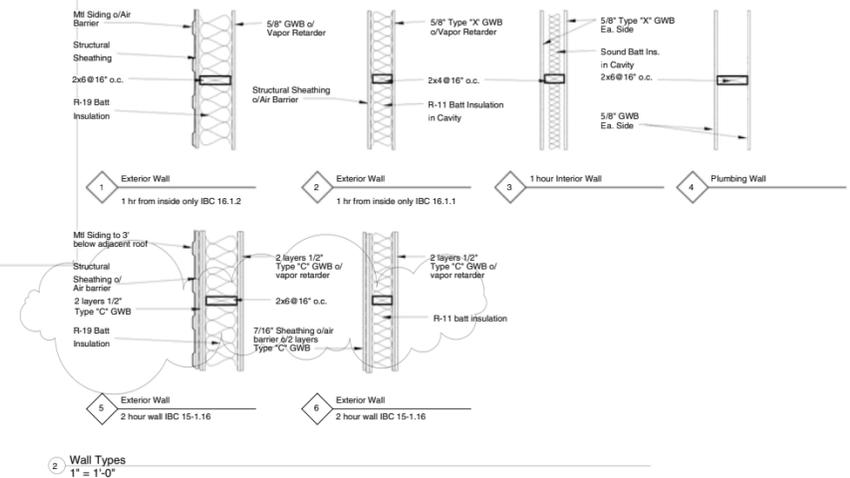
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 albert@alaskabrokerage.com  
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# ENLARGED FLOOR PLANS



1 Modules A10 - A13 Enlarged Plans



2 Wall Types  
1" = 1'-0"



Hilde A. Cain, Architect  
 PO Box 670 Greenwood, AK 99567  
 (907) 231-2117 hca@hca.com

Nothing Stays Simple

Price Gregory International Inc

No.	Description	Date
1	Revision 1	Date 1
1	Sheet Released	22 Sep 14
2	FM Comments	29 Sep 14

## Modules A10 - A13 Enlarged Plans

Project number 1405  
 Date 23 July 2014  
 Drawn by HAC  
 Checked by HAC

## A102B

Scale As indicated

10/20/14 9:20:07 AM

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**OWNER & BROKER**

INFINITY COMMERCIAL REAL ESTATE GROUP LLC  
 albert@alaskabrokerage.com  
 (907) 230-3638

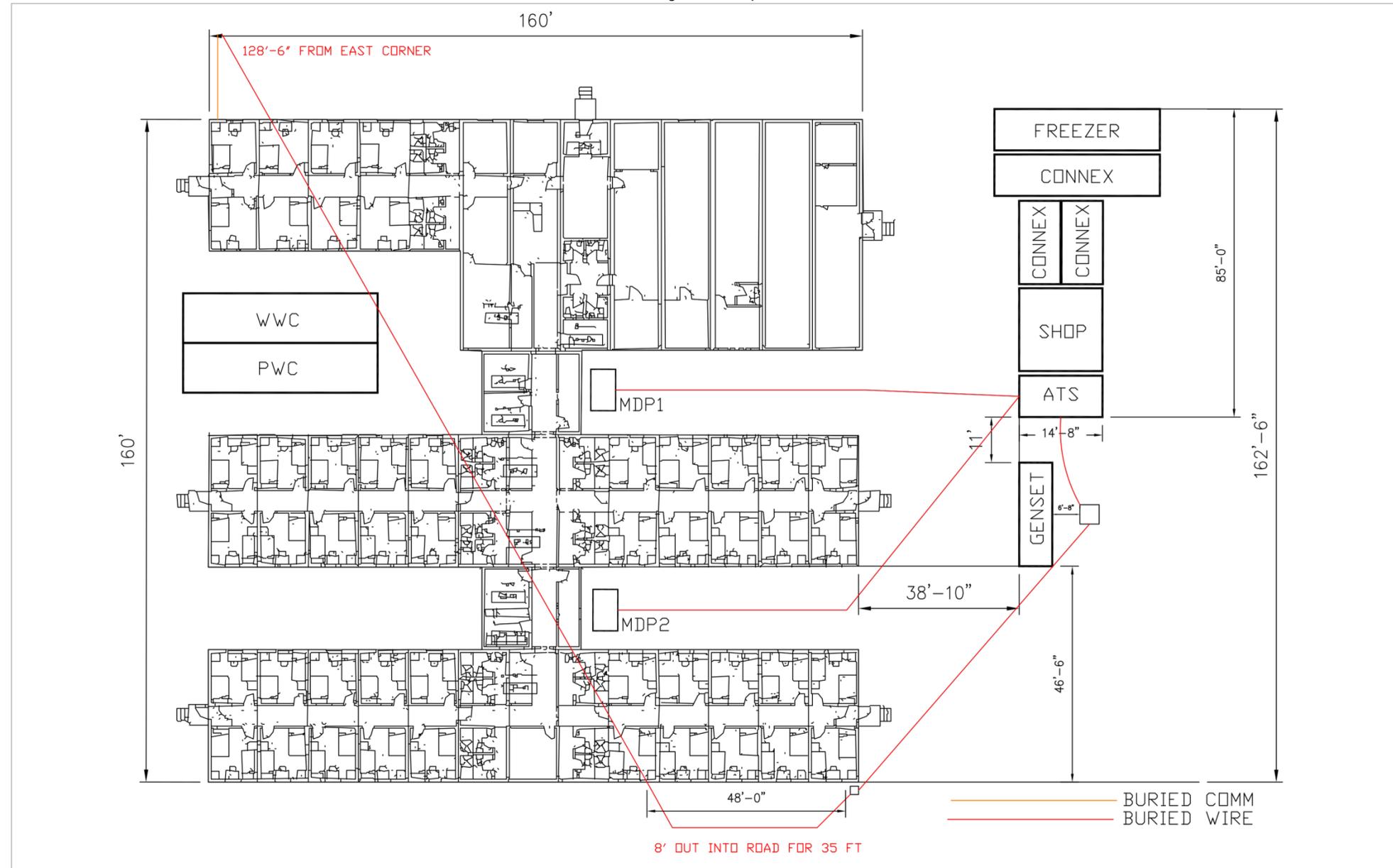
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# AS-BUILT PLAN

As-Built for King Aider Camp CONAM Pad



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# MOBILIZATION SCHEDULE

Module #	Description	Beds	Group #	Schedule ship date	Dimensions				Unit Wt	Weight
					L	W	O/A Ht	Ceiling Ht		
E1	Hall/Core		1		32	12	13.5	10	45	17,280
D7	Bathroom		1		32	12	13.5	10	45	17,280
D6	Bathroom		1		32	12	13.5	10	45	17,280
B8	Laundry		1		20	12	13.5	10	50	12,000
B9	Storage/Hall		1		20	12	13.5	10	40	9,600
D5	Sleeper	4	2		32	12	11	8	35	13,440
D4	Sleeper	4	2		32	12	11	8	35	13,440
D3	Sleeper	4	2		32	12	11	8	35	13,440
D2	Sleeper	4	2		32	12	11	8	35	13,440
D1	Sleeper	4	2		32	12	11	8	35	13,440
B6	Bathroom		3		32	12	13.5	10	45	17,280
B7	Hall/Core		3		32	12	13.5	10	45	17,280
C1	Bathroom		3		32	12	13.5	10	45	17,280
B5	Sleeper	4	4		32	12	11	8	35	13,440
B4	Sleeper	4	4		32	12	11	8	35	13,440
B3	Sleeper	4	4		32	12	11	8	35	13,440
B2	Sleeper	4	4		32	12	11	8	35	13,440
B1	Sleeper	4	4		32	12	11	8	35	13,440
A14	Sump/Mech	4	5		20	12	13.5	10	50	12,000
A15	Storage/Hall		5		20	12	13.5	10	45	10,800
A6	Lounge		5		56	12	13.5	10	45	30,240
A7	Reception		5		56	12	13.5	10	45	30,240
A8	Entry/Mud		5		56	12	13.5	10	55	36,960
A5	Bathroom		6		32	12	13.5	10	50	19,200
A4	Sleeper		6		32	12	13.5	10	40	15,360
A3	Sleeper	2	6		32	12	13.5	10	40	15,360
A2	Sleeper	2	6		32	12	13.5	10	40	15,360
A1	Sleeper	2	6		32	12	13.5	10	40	15,360
A9	Spike	2	7		56	12	13.5	10	40	26,880
A10	Dining		7		56	12	13.5	10	40	26,880
A11	Serving		7		56	12	13.5	10	40	26,880
A12	Kitchen		7		56	12	13.5	10	55	36,960
A13	Refer/Freezer		7		56	12	13.5	10	55	36,960
C2	Sleeper		8		32	12	11	8	35	13,440
C3	Sleeper		8		32	12	11	8	35	13,440
C4	Sleeper	4	8		32	12	11	8	35	13,440
C5	Sleeper	4	8		32	12	11	8	35	13,440
C6	Sleeper	4	8		32	12	11	8	35	13,440
E2	Sleeper	4	9		32	12	11	8	35	13,440
E3	Sleeper	4	9		32	12	11	8	35	13,440
E4	Sleeper	4	9		32	12	11	8	35	13,440
E5	Sleeper	4	9		32	12	11	8	35	13,440
E6	Sleeper	4	9		32	12	11	8	35	13,440
		4								
		4								749,520
										375
43		88								
	*Top to bottom of skid								Tons:	

**Support Units**

- |   |                         |   |
|---|-------------------------|---|
| 1 | 8'x40' Van              | Food Storage  |
| 1 | 8'x40' 40' Connex       | Storage: beds, AVS sewer system, insulated sewer pipe, ductwork for air system, 2 washer/dryers for parts |
| 1 | 8'x20' 20' Connex       | Tool Room and Spare Electrical  |
| 1 | 8'x20' 20' Connex       | Tool Room and Spare Plumbing/toilets  |
| 1 | 8'x15' Switch Enclosure | Automatic Transfer Switch (shore power to genset)   |
| 1 | 8'x20' Generator        | 500 KW  |
| 1 | 8'x20' Connex           | Smoke Shack   |

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THE STATE

of

ALASKA

Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing

Real Estate Commission

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.Gov

Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Table with 2 columns: Specific Assistance and Representation. Each column contains a description of the relationship type and a list of duties owed to the consumer. Includes fields for Consumer Initials and Date.

Neutral Licensee

Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:
a. All duties owed by the Licensee providing Specific Assistance;
b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and
c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.
Consumer Initials: / Date: (Must attach Waiver of Right to be Represented)

Duties Not Owed by Licensee

AS 08.88.630 - Duties not owed by licensee. Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to
(1)conduct an independent inspection of the real estate that is the subject of the licensee relationship;
(2)conduct an independent investigation of a person's financial condition; or
(3)independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

**Acknowledgement:** The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

<b>Brokerage Name:</b>	InfintyCommercialRealEstateGroupLLC				
<b>Licensee Name:</b>	Albert Circosta	<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	
<b>Consumer Name:</b>		<b>Signature:</b>		<b>Date:</b>	

An addendum \_\_\_ IS \_\_\_ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

**–THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –**



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of

**ALASKA**

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**Real Estate Commission**

550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: [RealEstateCommission@Alaska.Gov](mailto:RealEstateCommission@Alaska.Gov)

Website: [ProfessionalLicense.Alaska.Gov/RealEstateCommission](http://ProfessionalLicense.Alaska.Gov/RealEstateCommission)

## Alaska Real Estate Commission Consumer Disclosure Addendum

This form shall be attached to the Alaska Real Estate Commission Consumer Disclosure if there is more than one licensee in a relationship with the Consumer, in a single transaction.

**Relationship(s) MUST be indicated for each Licensee listed below.**

Specific Assistance without Representation = S

Representation = R

Neutral Licensee Relationship = N\*

\*If Neutral, the Waiver of Right to be Represented form (#08-4212) must be attached for each Licensee.

Additional Licensees			Relationship		
Name	Signature	Date	S	R	N*
Vanessa Stadler-Swanson					

**TEAMS:** If the aforementioned licensee(s) are a part of a team, the team name shall be listed below. The Consumer understands that the team below is NOT acting as a brokerage. "Team" means two or more Licensees within the same brokerage who work together as one unit under a collective name and provide services or perform activities that require a professional license in real estate.

Brokerage Name:

Team Name:

**Acknowledgement:** The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaskan Real Estate Licensee. The Consumer further understands that the duties owed by a Licensee are limited by the relationship indicated.

Consumer Name:		Signature:		Date:	
Consumer Name:		Signature:		Date:	

**-THIS CONSUMER DISCLOSURE IS NOT A CONTRACT -**