



CITY OF FRANKLIN

DEPARTMENT OF COMMUNITY DEVELOPMENT

Staff Report

To: Economic Development Commission Members

From: Krista Linke, Director

Date: August 4, 2017

Re: Case EDC 2017-07 – Shell Building: City of Franklin Redevelopment Commission

Case EDC 2017-07 – Shell Building: City of Franklin Redevelopment Commission: A request for a 10-year tax abatement on \$2,837,000 in real property investment for the construction of a 50,000 square foot shell building that is expandable up to 200,000 square feet.

Location: 40 Linville Way

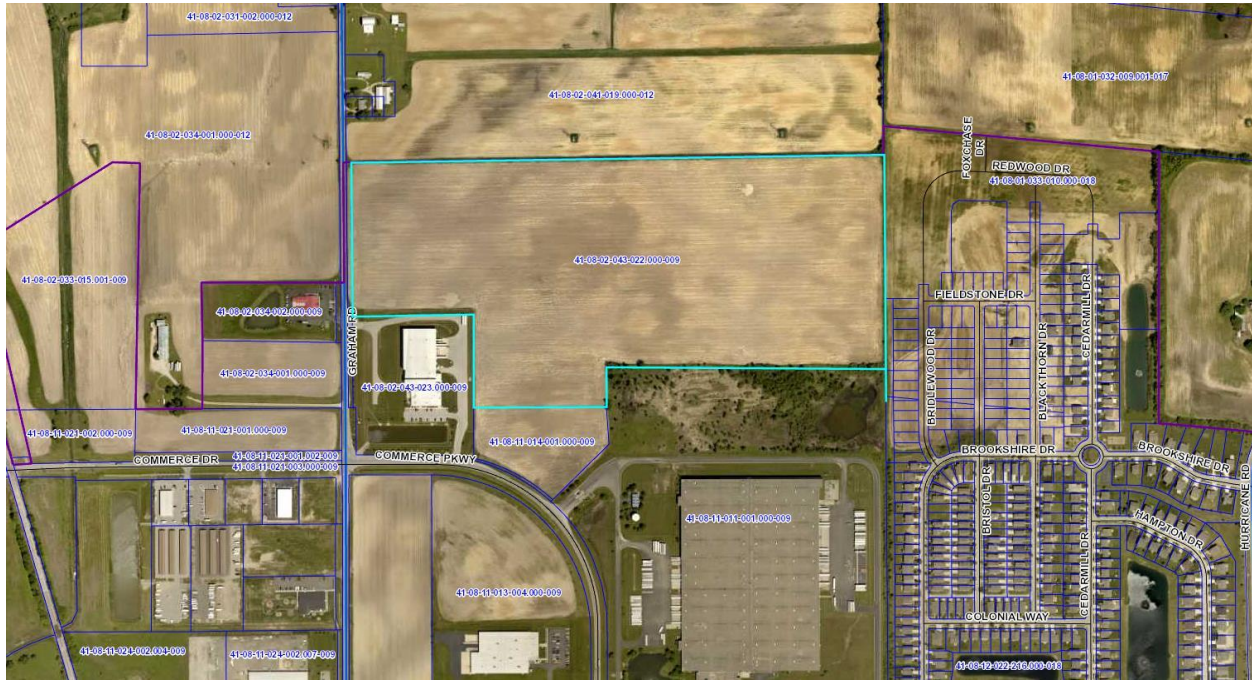


Summary:

1. Characteristics of this location:

The City of Franklin Redevelopment Commission has partnered with Runnebohm Construction and GM Development in a build-operate-transfer agreement for the second Shell Building in the Franklin Business Park. The budgeted amount for construction is \$2,837,000. The end user is not known at this time. The end user will determine the specifications of the buildout. It is anticipated that the purchaser of this property will apply for additional tax abatements. At that time, the number of jobs,

wages, and investment amounts can be considered to determine the length of the subsequent abatements granted. Having an abatement in place while marketing the property will greatly increase the success of finding a purchaser of the property. Also as part of this project, the City of Franklin Redevelopment Commission is also constructing a new road, Linville Way. This road will allow for the future development of the remaining 40 acres as shown on page 1. There are two other building lots that have been created that are in the process of being purchased for the construction of two new buildings for companies that are expanding in Franklin.



2. Characteristics of this petitioner:

The City of Franklin Redevelopment Commission is active in redevelopment and economic development in the community. It is the intention of Redevelopment Commission to attract a new company to the City of Franklin or retain an existing company that is ready to grow. The availability of buildings this size is non-existent in the City of Franklin. There has already been interest from several existing companies in Franklin that are at capacity and ready to expand. There has also been interest from companies outside of Indiana and the United States. Runnebohm Construction and the Johnson County Development Corporation, along with the City of Franklin, are highly motivated to sell this property and increase the overall assessed value.

3. Characteristics of this project:

The property is currently being farmed and assessed as agriculture. The addition of this building to the Franklin Business Park will significantly increase the assessed value and contribute to the TIF district in which it is located. Johnson County Development Corporation and the City of Franklin are partnering to apply for assistance with the cost of construction of Linville Way through the state's Industrial Development Grant Fund (IDGF). This is a program that provides assistance to municipalities with off-site infrastructure improvements needed to serve proposed projects. IDGF will reimburse a portion of the actual cost of infrastructure improvements. There is another project that is under construction that will bring the Greenway Trail from the I65 Interchange through the

Franklin Business Park on the east and north side of Commerce Parkway to Commerce Drive and connect with the trail and the high school.

4. Economic Revitalization Area (ERA):

This property has been previously designated an ERA through City Council Resolutions 2012-04 and 2012-05.

5. ERA & Tax Abatements Findings (Real Property):

Indiana Code Section 6-1.1-12.1-3 states that the following findings must be made when considering an ERA designation and the granting of a tax abatement for real property:

- a. Whether the estimate of the value of the development or rehabilitation is reasonable for projects of that nature;
- b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

6. City of Franklin "Tax Abatement Policy" criteria:

The "Tax Abatement Policy" section of the *City of Franklin Community Investment Incentives Summary* states that the Economic Development Commission shall use certain criteria when considering a request for tax abatement. A comparison of those criteria and this request follows:

- a. *Diversification of Local Occupations:* Without an end user there can be no analysis of the diversification of local occupations, however it is certain that the end user of this facility will be either an existing company in Franklin or a new company which will either further diversify or strengthen the types of occupations within the community.
- b. *Diversification of Local Employment:* Without doubt there will be a significant number of jobs associated with the successful buildout of this property. It remains to be seen exactly the number. Subsequent tax abatement applications will have employment data tied to them for compliance purposes. This abatement will assist in marketing the project until it is sold.
- c. *Increase in Local Salaries:* The average wage for all industries in Johnson County for the first quarter of 2012 was \$14.98. The average hourly wage in Johnson County for the manufacturing sector is \$23.14 per hour. It is the intention of the Redevelopment Commission to attract an end user that will have higher than average paid employees. Subsequent tax abatement on the build out of the property will be offered as incentives to attract an end user and the length of that abatement will be determined by the number of jobs and average hourly wage.

- d. *Sustainable Land Use*: The petitioner proposes to make this investment at a vacant property located within the existing Franklin Business Park.
- e. *Future Community Investment*: The City of Franklin Redevelopment Commission is making a significant investment in not only the infrastructure but the overall 68 acres as well. As part of the shell building project, the Redevelopment Commission is paying for the platting of the entire property as well as the creation of the first three buildable lots. Future companies that decide to build on any of the remaining 40 acres will have an expedited timeline to construction due to the land already being platted. They will not need to go through the Plan Commission or Board of Works for approval, they will simply go through an administrative review process. This can be very appealing to companies working with tight timelines.
- f. *Conformance with the Comprehensive Plan*: The Comprehensive Plan - Land Use Map identifies this property as a Light Industrial Area. Light industrial areas include a variety of employment and production facilities. Uses in this area may include warehouses, distribution centers, assembly facilities, technology centers, research and manufacturing facilities, professional offices. Light industrial areas are distinguished from manufacturing areas in that manufacturing areas focus on the manipulation of unfinished products and raw materials. Light Industrial facilities generally do not produce emissions of light, heat, sound, vibration, or odor and are completely contained within buildings. Some limited outdoor storage of finished products may occur. Light Industrial areas may also include facilities which are complimentary to their role as employment centers.

The property is zoned IL, Industrial: Light. The "IL," Industrial: Light zoning district is intended to provide locations for light production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of potential environmental pollutants. This district should be used to support the industrial retention and expansion in Franklin.

7. Tax Abatement Duration:

The *City of Franklin Community Investment Incentives Summary* provides that longer periods of abatement on real and personal property may be considered for requests of an exceptional nature. The Summary states that development examples of an exceptional nature include projects which:

- a. Create a new plant or product line for an existing manufacturer;
- b. Creates substantial employment opportunities with higher than average wages;
- c. Increase substantially property values and the city tax base with minimal impact to city services (police & fire protection, schools, utilities, infrastructure, etc.); and
- d. Utilize existing public infrastructure (sanitary & storm sewer, roads & streets, drainage facilities, and other utilities).

8. Requested Effective Year:

The petitioner has requested that, if approved, the tax abatement be effective for the tax year 2018, payable 2019.

Staff Comments:

This project is the second of three that are tied to the new construction of Linville Way in the Franklin Business Park. The City of Franklin Redevelopment Commission is highly supportive of this project, as can be shown through their willingness to pay for the construction of Linville Way. The Mayor's Office has recommended a 10-year real property abatement for this project in order to attract the attention of a strong company to this location that will result in additional substantial investment in the community and create additional high paying jobs. This is a project that should be considered exceptional in nature and staff supports the recommendation of the Mayor's Office for a 10-year real property abatement.

FRANKLIN SHELL BUILDING

FRANKLIN BUSINESS PARK



FRANKLIN SHELL BUILDING

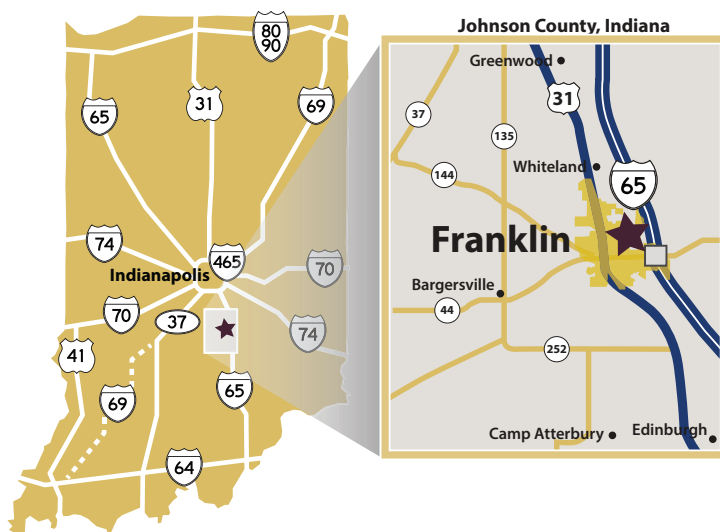
At 50,400-SF with the ability to expand to 200,000-SF, the Franklin Shell Building is unmatched in the Indianapolis Metropolitan Area in its flexibility, customization opportunities, and time to your utilization.

Constructed without a floor, the facility can quickly and easily be modified to your specific manufacturing or warehousing processes. Office space, additional docks, pits, foundations, and cranes can all be easily added to the facility to meet your needs. Shell is scheduled to be complete by February 2018.



www.locatefranklinindiana.com

www.jcdc.org



For more information, please contact:

Dana Monson

Johnson County Development Corporation

Phone: (317) 736-4300

About Franklin

Franklin is located within the Indianapolis Metropolitan Area and is a proven location for advanced manufacturing and warehouse/distribution facilities, including a significant number of international companies. The Franklin Shell Building is located in the Franklin Business Park, near Interstate-65 in the heart of Indiana. The City of Franklin has a population of over 24,000 with over 1,000,000 people within a 45 minute drive time.

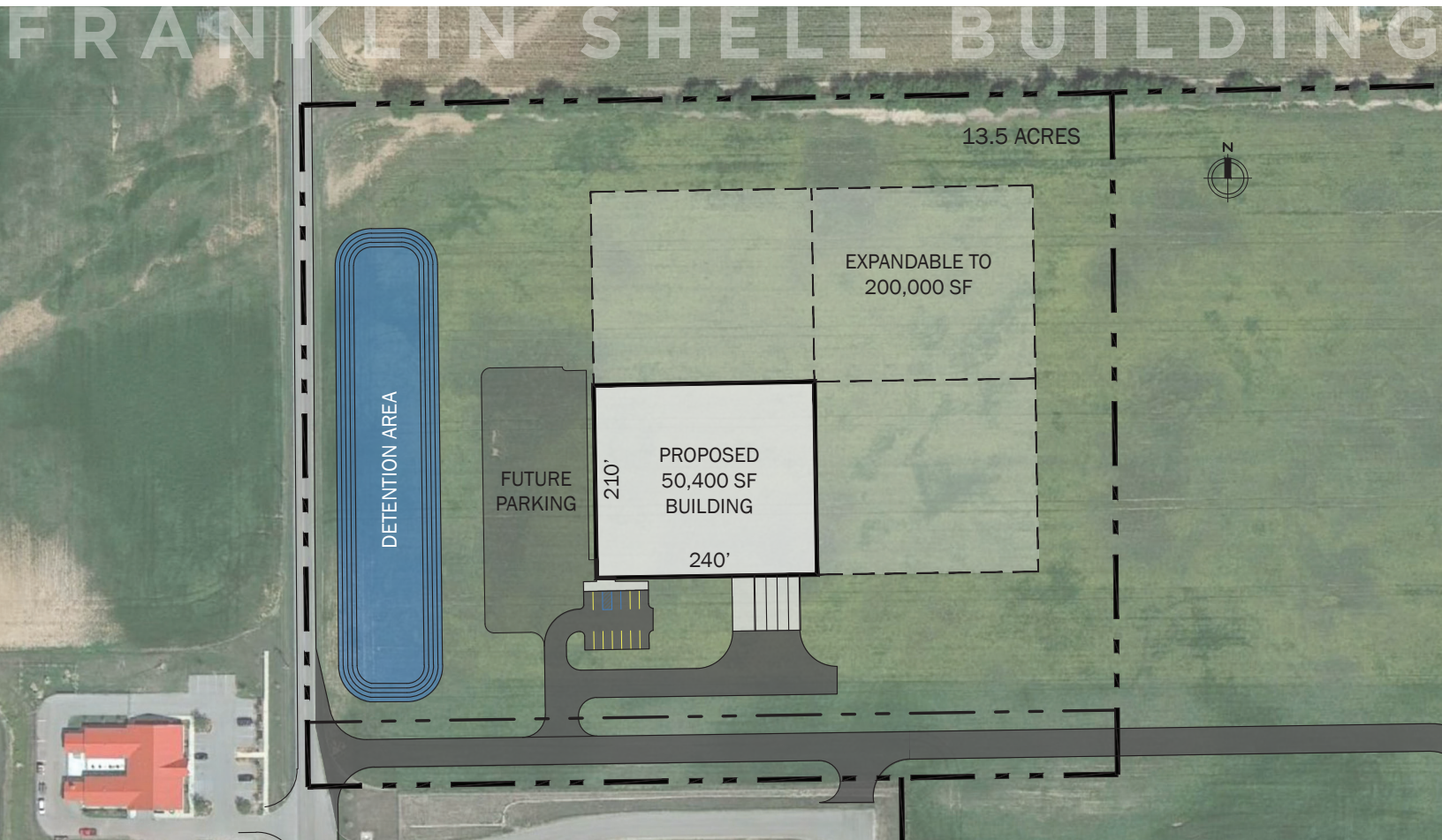
The City of Franklin aggressively pursues opportunities to increase jobs and investment within the community. 10-year Real Property Tax abatement is preapproved for projects over 100,000-sf in the Franklin Business park and other incentives are available on a case-by-case basis.



Building Specifications:	
Building Size	50,400 SF
Building Dimensions	210' x 240'
Column Spacing	80' x 30'
Clear Height	32'
Truck Docks	3
Overhead Doors	1
Maximum Expansion	200,000 SF
Site Acreage	13.5 acres
Zoning	Light Industrial

Utility Information:	
Electric Provider	Duke Energy: 3-Phase on Site, Dual Feed Available
Natural Gas Provider	Vectren: 6", 60psi available on Site
Sewer Provider	City of Franklin: 15" on Site
Water Provider	Indiana American Water: 15", 60psi on Site
Telecom Provider	MetroNet

Approximate Driving Distances:	
Downtown Indianapolis	20 miles
Indianapolis International Airport	30 miles
Home of Nation's 2nd Largest FedEx Hub	
Louisville, Kentucky	90 miles
Louisville International (SDF)	100 miles
Home of UPS Worldport	
Cincinnati, Ohio	100 miles
Chicago, Illinois	200 miles
St. Louis, Missouri	250 miles
Nashville, Tennessee	265 miles
Detroit, Michigan	300 miles





OFFICE OF THE MAYOR
CITY OF FRANKLIN

FOR IMMEDIATE RELEASE

June 21, 2017

CONTACT:

Tara Payne

317.736.3602

tpayne@franklin.in.gov

SECOND SHELL BUILDING PLANNED FOR FRANKLIN, IN

FRANKLIN, IN – The City of Franklin approved the construction of a second 50,000 square-foot shell project building.

Slated for groundbreaking in September, the building will be marketed for purchase or lease to companies looking to locate to Franklin.

Shell buildings are structures designed to reduce the time required for a company to occupy the building. The building is constructed to maximize flexibility while allowing a company the opportunity to finish the building to its exact needs. It significantly speeds up a company's production time while removing uncertainty in the design, development, and construction process.

"We continue to receive inquiries from companies wanting a facility that is ready for move-in as quickly as possible," said Dana Monson, Interim Director of the Johnson County Development Corporation.

Located in the Franklin Business Park at the intersection of Graham Road and the future Linville Way, the building can be expanded up to 200,000 square feet. The project will be completed next spring.

GM Development, Runnebohm Construction and Linville Farms are partnering with the Franklin Redevelopment Commission to deliver the project. The investment will be \$2.4

million into the project, with the City of Franklin providing \$610,000 for the land purchase and \$100,000 for legal and other related costs.

“The City of Franklin has been extremely forward thinking to develop marketable industrial space in its efforts to attract new jobs and investment. Having a flexible and customizable building really gives the community an advantage as it looks to grow,” said Chris King, Executive Vice President of Runnebohm Construction.

Runnebohm and Linville Farms partnered with the City of Franklin on its first shell building in 2013. The building sold nine months after completion and aided in the attraction of three other companies to the community.

“Our first shell building investment paid off quickly. This second project keeps Franklin competitive for the types of companies we want to attract,” said Franklin Mayor Steve Barnett.

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For more information, contact the City of Franklin Director of Public Relations, Tara Payne at 317.736.3602 or tpayne@franklin.in.gov.

Indiana Tax Abatement Results

- Johnson County, Franklin City-Franklin Twp
- Tax Rate (2017): 3.3147
- Project Name: Shell Building 2

Real Property: \$2,837,000.00

		With Abatement			Without Abatement			Estimated
	Abatement Percentage	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Tax Abatement Savings
Year 1	100%	\$ 0.00	\$0.00	\$0.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$85,110.00
Year 2	95%	\$ 4,702.00	\$0.00	\$4,702.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$80,408.00
Year 3	80%	\$ 18,808.00	\$0.00	\$18,808.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$66,302.00
Year 4	65%	\$ 32,913.00	\$0.00	\$32,913.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$52,197.00
Year 5	50%	\$ 47,019.00	\$0.00	\$47,019.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$38,091.00
Year 6	40%	\$ 56,423.00	\$0.00	\$56,423.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$28,687.00
Year 7	30%	\$ 65,827.00	\$0.00	\$65,827.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$19,283.00
Year 8	20%	\$ 75,230.00	\$0.00	\$75,230.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$9,880.00
Year 9	10%	\$ 84,634.00	\$0.00	\$84,634.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$476.00
Year 10	5%	\$ 89,336.00	(\$4,226.00)	\$85,110.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$0.00
Totals		\$474,892.00	(\$4,226.00)	\$470,666.00	\$940,380.00	(\$89,280.00)	\$851,100.00	\$380,434.00

Disclosures

- The abatement calculator is prepared by Umbaugh, a financial consulting firm, in conjunction with Hoosier Energy, based on current Indiana law. This calculation is intended to provide an ILLUSTRATIVE and PRELIMINARY indication of the level of property taxes and potential property tax savings for a proposed investment based on certain assumptions. Please read the Disclosures carefully. Companies must consult their own tax advisors to determine their actual tax liability and to prepare their annual Indiana filings.
- To be eligible to receive property tax abatements in Indiana, a company must follow a specific application process. Please contact your Hoosier Energy Representative for further guidance.
- Assumes taxes payable 2017 property tax rates, as provided by the Indiana Department of Local Government Finance.
- Real property in Indiana is subject to annual adjustments of assessed value to the market value of the structure based on annual sales data ("Trending").
- All personal property (equipment) is assumed to be new, and is assumed to be depreciated in Pool #2 (5-8 year depreciable life) for property tax purposes. A mixture of new and existing equipment (as well as a mixture of depreciation pools) will produce different tax savings results.

Indiana Tax Abatement Results

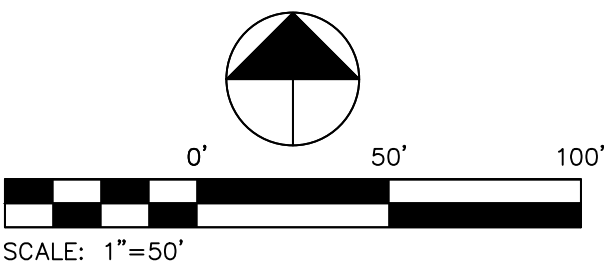
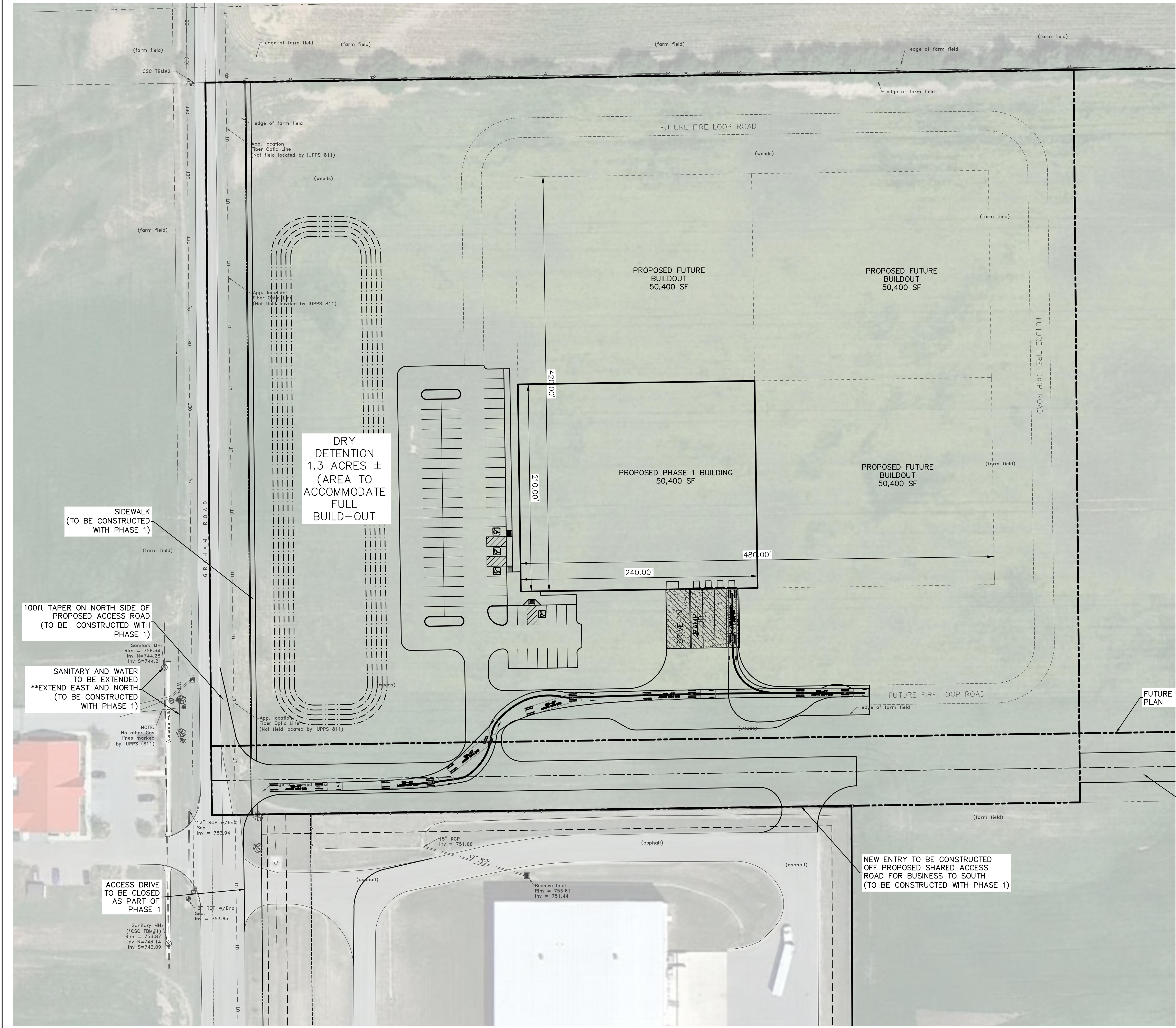
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Year 2	85%	\$ 14,106.00	\$0.00	\$14,106.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$71,004.00
Year 3	71%	\$ 27,271.00	\$0.00	\$27,271.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$57,839.00
Year 4	57%	\$ 40,436.00	\$0.00	\$40,436.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$44,674.00
Year 5	43%	\$ 53,602.00	\$0.00	\$53,602.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$31,508.00
Year 6	29%	\$ 66,767.00	\$0.00	\$66,767.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$18,343.00
Year 7	14%	\$ 80,873.00	\$0.00	\$80,873.00	\$94,038.00	(\$8,928.00)	\$85,110.00	\$4,237.00
Totals		\$283,055.00	\$0.00	\$283,055.00	\$658,266.00	(\$62,496.00)	\$595,770.00	\$312,715.00

Disclosures

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- All personal property (equipment) is assumed to be new, and is assumed to be depreciated in Pool #2 (5-8 year depreciable life) for property tax purposes. A mixture of new and existing equipment (as well as a mixture of depreciation pools) will produce different tax savings results.
- Assumes a one-time investment in real and personal property. Staggering the investments may have a material effect on the actual value of property tax abatements.
- Includes the calculation of Minimum Value Ratio (MVR) for tax abatement of personal property, which effectively increases the assessed value used in the abatement calculation when the taxpayer is subject to the 30% depreciation floor. The MVR



GENERAL SITE NOTES

1. Any discrepancy in the plans shall be immediately reported to the Engineer for review.
2. All work to conform to State and local regulations as appropriate.
3. All dimensions are to edge of pavement (EOP) or face of curb, unless noted otherwise.
4. All dimensions are to face of brick or facing material, where applicable.
5. All dimensions are parallel with or perpendicular to base lines, property lines or building lines unless noted otherwise.
6. Contractor shall verify all dimensions in the field prior to start construction the contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately.
7. Contractor responsible for verification of all utilities and elevations prior to construction. Contractor to notify engineer immediately if any discrepancy is discovered. Any damage to existing facilities will be correct and paid by the contractor.
8. Contractor shall provide smooth transitions from new areas to existing features as necessary.
9. All excavated areas shall be seeded after finish grading or if left undisturbed for more than 7 days unless otherwise noted. All new seeded areas shall have a minimum of 4" of top soil.
10. All utility trenches under and within 5 feet of pavement shall be completely backfilled with granular material.
11. All sidewalks shall comply with ADA standards, with a maximum cross slope of ¼ FT. & maximum linear slope of 1:20.
12. The contractor shall protect and not destroy the property corner monuments during construction. If a corner monument is moved or damaged, Contractor shall immediately notify the Engineer or Surveyor of record.
14. Concrete joints to be provided in accordance with ACI guidelines.
15. Horizontal layout plan for construction staking to be provided by the Contractor prior to construction.

PARKING ANALYSIS	
PHASE 1 PARKING	
STANDARD PARKING (9x20)	= 75
ADA PARKING PROVIDED	= 4
(INCLUDES 1 VAN ACCESSIBLE SPACES)	
TOTAL PHASE 1 PARKING	= 79

BUILDING SETBACKS	
FRONT BUILDING SETBACK	= 50 FT
SIDE BUILDING SETBACK	= 25 FT
REAR BUILDING SETBACK	= 25 FT



VERIDUS GROUP
6280 N. Shadeland Avenue, Suite A
Indianapolis, IN 46220
Phone: (317) 598-6647



RUNNEBOHM CONSTRUCTION
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144 E Rampart Street
Shelbyville, IN 46176
317-398-4722

PROJECT
FRANKLIN SHELL BUILDING
County Road 250 E
FRANKLIN , IN

REVISIONS		
NO.	DATE	DESCRIPTION

ISSUE DATE: 10/10/2016	
DRAWN BY DCR	CHECKED BY TMJ

DRAWING TITLE
**OVERALL
SITE
PLAN**

APPROVAL PENDING
NOT FOR CONSTRUCTION

PROJECT NUMBER 20160125

DRAWING NUMBER

C200



811
Know what's below.
Call before you dig.

PROPOSED PROJECT SPECIFICATIONS

We propose a 50,400-SF shell building with an architectural entry feature with glass, four loading docks and a grade level drive-in door. The building will have a 32' clear height and will be constructed without a floor to allow for customization for a future tenant. Skylights will be included to add additional daylight within the building. Minimal lighting will be provided for showing the building and a fan and louver will be included to maintain air circulation within the building.

From a site perspective we propose to provide a drive, an approach to the dock area, and a small section of parking near the front entrance of the building to allow the building to be shown to prospects. Actual parking will be designed and installed to meet the exact specifications of a future tenant.

Immediately following our project specifications outline we have provided a building and site concept for illustrative purposes. The rendering includes an architectural panel front façade, but a precast façade may be substituted. Our proposal price includes precast as identified in the RFP.

The following outlines our proposed project specifications. Based on our experience with constructing and marketing Shell Buildings, we are proposing to include a number of items that were not identified in the request for proposals. These items are identified with an asterisks (*) below. These can be removed from our budget if requested.

Division 1: General Conditions

1. Architectural, structural and civil design.
2. State design release.
3. All local permits, tap fees and bond by others.
- * 4. 7% Indiana sales tax on material is included.
5. Utility fees by others
6. Soil compaction testing and concrete testing included.
7. Owner shall pay for permanently and temporary metered utilities needed for the construction of the site.
8. Cleanup.
9. Project supervision.

Division 2: Site & Pavement

1. Erosion control.
2. Storm and drainage system.
3. Excavation and site grading.
4. Concrete dock approach.
5. Stoops and access sidewalk,
6. Entrance and minimal parking binder pavement. Final surface and striping will be added upon completion future buildout project to provide a completely new surface to future building occupant.
- * 7. Allowance for seeding of disturbed areas and minimal landscaping per City of Franklin requirements (\$40,000)
- * 8. Extension of sanitary sewer along Graham Road

Division 3: Concrete

1. Precast panel width shall be 12' -0" and be installed on two sides of the building.
2. Caulking included in precast joints on both sides.
3. Concrete foundations.
- * 4. Dock height headwall for a four (4) bay truck dock.



Division 5: Pre-engineered Metal Building

1. Framing System: 240' x 210'
 - A single slope building with purlins shall be used to frame the building. There will be two (2) interior columns at each rafter. One endwall shall be expandable. Bay spacing to be 7 @ 30' -0".
2. Roof slope, ¼" in 12".
3. Building Height
 - The eave height of the building shall be 35' -6". (32' -0" clear).
4. Design loads:
 - Live load – 20 PSF.
 - Collateral load – 10 PSF.
 - Wind load – 115 MPH Exposure "C".
5. Roof Assembly:
 - Roof Panel: 24 gauge "Galvalume" Standing Seam 360 panels, 50,000 PSI minimum yield strength.
 - Fasteners: Connection of panels to purlins shall be made with sliding clips to provide for thermal movement of the roof panels. Exposed fasteners shall have noncorrosive heads.
 - Wind Uplift: The roof assembly shall have passed U.L. Class 90 wind uplift rating test.
6. Sidewall Assembly:
 - Sidewall panel: 26 gauge.
 - Exterior finish: Panels shall have a factory applied "Premium 70 Plus" finish.
 - Corners and miscellaneous flashings shall be color matched to the panel.
 - The "Premium 70 Plus" finish is warranted for twenty years.
 - Fasteners shall be color matched to the panel.
7. Gutters and trims shall be provided as required for a complete project.
8. Insulation:
 - Roof: 6" thick, (R-19) .6# density fiberglass with a white metalized polypropylene facing.
 - Wall: 4" thick, (R-13) .6# density fiberglass with a white metalized polypropylene facing.
- * 9. Roof Accessories:
 - Twenty one (21) skylights.

Division 8: Doors & Windows

1. Two (2) exterior pass doors shall be hollow metal frames and leafs.
- *2. The overhead doors shall be four (4) 9' x 10' manually operated and one (1) 12' x 14' with electric operator.
- *3. Glazing for windows and curtain wall with one (1) entrance door pair included.

Division 9: Finishes

1. Painting includes:
 - * • Exterior precast 3 color elastomeric coating.
 - Four (4) overhead door frames.
 - Two (2) hollow metal doors.
 - No structural steel or interior precast included.

Division 15: Ventilation

- *1. One (1) ventilation fan with louver.

Division 16: Electrical

- *1. 200 amp panel for temporary service.
- *2. Minimal lighting to show the facility.
- *3. Hookup for ventilation equipment.



GM Development Companies

Company Overview: GM Development Companies is uniquely qualified to provide financing and development services for this project. To our knowledge, we are the only development company in Indiana whose sole focus is developing, financing, and constructing municipal projects. Additionally, our proprietary financing model has been refined over many years and projects, and has been reviewed by multiple law firms. Our financing model (detailed later) is capable of meeting all requirements stated in the RFP.

Our projects have included some of the most unique, complex, and risky types of public projects, including projects that have required 24-month permitting processes from all levels of government (including the Federal Government), simultaneous projects requiring precise schedule sequencing, and fully guaranteed budgets with a myriad of unknown risks. Despite these challenges, every project has been completed on time and within budget, and our clients have not received a change order in our entire company history.

Legal Name: GM Development Companies LLC

Legal Status: LLC

Date of Organization: March 12, 2013

EIN: 46-2249483

Address: 8651 N 175 E., Springport, IN 47386

Officer: Gregory W. Martz, Sole Member
8561 N 175 E., Springport, IN 47386
317-417-5094
greg@gm-development.com

Biographical Summary: Attached

Role/Responsibilities: A. Financial Partner: Provide project financing, including managing all financial and legal aspects of the project.

B. Co-developer: In partnership with Runnebohm, oversee, manage, and execute all development responsibilities through project completion.

Legal Claims: None.



Qualifications and Experience

Overview of Organization: GM Development Companies' sole focus is to develop public projects. The financing that we are proposing has been successfully utilized on thirty-six projects in the last four years. Every project has been completed on time and within budget.

Statistics:

Public projects financed and developed in the last four years:	
Public Projects Completed Using this Finance Model:	23
Public Projects Currently Under Construction:	7
Public Project Closing in the Next Four Months:	<u>6</u>
Total Public Projects Using this Finance Model:	36
Percent of Projects Located in Indiana:	100%
Percent Completed on time and within budget:	100%
Total Cumulative Change Orders:	0
Total Project Value:	\$134,062,727
Average Project Size:	\$3,723,965
Range of Size:	\$400k-\$15.5M



Runnebohm Construction Company

Company Profile:

Runnebohm Construction Company, Inc., has provided clients in Indiana, Illinois, Ohio, and Kentucky with high-quality development, project management and construction services since 1968. Our company focuses on understanding the needs of our clients and exceeding their expectations.

Runnebohm Construction is an industry expert in developing and implementing solutions to meet its client's needs. The company has adopted a "Solutions. Not Surprises." philosophy to describe the value engineering process that takes place during the planning phases and throughout construction of each project. All Runnebohm Construction Employees are dedicated to delivering a quality product, on-time, and within budget.

Runnebohm Construction is headquartered in Shelbyville, Indiana. The company is a member of the U.S. Green Building Council, Associated Builders & Contractors (ABC), and the Metal Building Contractors & Erectors Association. Through ABC, Runnebohm Construction has been named an "Accredited Quality Contractor" for its demonstrated commitment in worker safety, benefits, training, and community involvement.

Office Location:

Runnebohm Construction Company, Inc.
144 East Rampart Street
Shelbyville, Indiana 46176
Phone: (317) 631-1955
Fax: (317) 536-0015
www.runnebohm.com

Runnebohm Construction Contact Information:

Christopher M. King, P.E., LEED-AP
Principal, Executive Vice President
Phone: (317) 631-1955
Mobile: (317) 508-0740
Email: cking@runnebohm.com

Mike Runnebohm
President, CEO
Phone: (317) 631-1955
Mobile: (317) 491-2908
Email: miker@runnebohm.com



Construction Services:

Runnebohm Construction specializes in providing the following services:

- Design/Build Construction Services
- Complete Architectural & Engineering Plans
- Site Selection
- Building Code Research
- Cost Analysis
- Firm Project Estimates
- Turnkey Construction

The scope of projects completed by Runnebohm Construction is broad-ranging and includes the following areas:

- Large Scale Industrial
- Commercial
- Retail
- Manufacturing
- Distribution
- Hospitals, Laboratories, & Doctor Offices
- Religious/Ecclesiastic
- Educational
- Airports
- Parks & Recreation

In addition, the company's skilled field crews have the ability to self perform the following construction services:

- Earthwork
- Concrete
- General Fabrication
- Steel Erection
- Insulation
- Sheet Metal
- Roofing

Safety Commitment:

Runnebohm Construction is committed to providing a safe work environment and project site for all employees and subcontractors. We have developed a proven safety control program accompanied by a written Safety & Health Policy Manual, which includes guidelines set forth by OSHA's Safety and Health Standards.

A Safety Committee oversees all Safety & Training Programs for the company and consist of both field and key office personnel. A weekly safety meeting and quarterly training sessions are held to update and train all field personnel on any safety issues.





Greg W. Martz

Managing Partner, GM Development Companies

Greg Martz is Managing Partner at GM Development Companies, an Indiana-based real estate development and investment company. GM Development specializes in Public-Private Partnerships and financing structures that deliver projects with an economic development or critical-use purpose for city, county, state, or federal government.

Mr. Martz was valedictorian of his high school class and graduated *summa cum laude* from Ball State University, where he finished at the top of his class in both Finance and Economics. He was named the most outstanding senior finance student by the BSU Finance Department in conjunction with Financial Executives International. He was also honored by the BSU Economics Department as the most outstanding senior Economics student and was presented with the Wall Street Journal Student Achievement Award.

In 2008, Mr. Martz was recognized by Governor Mitch Daniels and the Humanities Council for his achievements in cultural and community engagement as a recipient of the Governor's Award for Tomorrow's Leaders. In 2011, he was presented with the Developing Leaders Award by the National Association of Industrial and Office Properties, which recognizes the top fifteen real estate professionals in the United States under the age of 35 for demonstrating outstanding professional accomplishments in the commercial real estate industry. He has served as a guest speaker and judge for the IUPUI Construction Management Department on multiple occasions.

EDUCATION

Ball State University
Muncie, Indiana
Bachelor of Science, Finance
Bachelor of Science, Economics

AFFILIATIONS

National Association of Industrial and Office Properties (Board of Directors/Past President)

East 10th Street Civic Association (Board of Directors/Secretary)

FOGP (Board of Directors)

Continuum of Care of Greater Indianapolis

Corporation for Supportive Housing (Advisory Board)

Indy Rezone Neighborhood Initiative (Advisory Committee)

Project Experience

Batesville Shell Building and Industrial Park, Batesville, Indiana

West Lafayette Shell Building #1 (Indiana Manufacturing Institute), West Lafayette, Indiana

West Lafayette Shell Building #2 (Purdue Technology Center-Aerospace) and Aerospace Park infrastructure, West Lafayette, Indiana

Miami County Shell Building, Bunker Hill, Indiana

City of Austin Redevelopment Commission

City of New Albany Redevelopment Commission

City of Hammond Redevelopment Commission

City of Alexandria Redevelopment Commission

City of Hebron Redevelopment Commission

City of Sullivan Redevelopment Commission

City of Hammond Redevelopment Commission





Christopher M. King, PE, LEED® AP
Principal, Executive Vice President

Length of Service with Runnebohm Construction: **9 years**

As Executive Vice President of Runnebohm Construction, Chris oversees client relationships, business development and coordinates the company's development projects.

Chris regularly assists clients in planning, permitting and coordinating with state and local officials for securing project permits and incentives.

As a professional engineer, Chris has significant experience in the planning, design, and development of infrastructure and master-planning for industrial parks. He has personally coordinated shovel ready certification through the Indiana Department of Economic Development for multiple communities.

In his role as project coordinator, Chris will provide direct input into project design and planning for future expansion of the building. Chris will coordinate all requests for information for the building in conjunction with economic development staff and provide supporting documents and information customized for each building prospect. He will work closely with economic development staff and the town to develop and execute a strategic marketing plan for the building.

Project Experience

Franklin Shell Building (HETSCO)

Franklin, Indiana

Henry County Shell Building

New Castle, Indiana

Batesville Shell Building

Batesville, Indiana

Knauf Corporate Headquarters - LEED® Certified Gold

Shelbyville, Indiana

Pleasant View Commerce Park

Shelby County, Indiana

1200 Enterprise Industrial Park

Shelbyville, Indiana

Versailles Business Park

Versailles, Indiana

Milan Industrial Park

Milan, Indiana

LaGrange County Industrial Park

Howe, Indiana

Global Commerce Park

Connersville, Indiana

EDUCATION

Rose-Hulman Institute of Technology
Terre Haute, Indiana
Bachelor of Science, Civil Engineering

DESIGNATIONS

Professional Engineer

Leadership in Energy and
Environmental Design (LEED®)
Accredited Professional

AFFILIATIONS

Shelby County Chamber of Commerce
Past-President

Shelby County Development Corp.
Board Member, Past-President

Mainstreet Shelbyville
Past Member and Past-President

Shelby County United Fund
2009 Drive Chair

Shelby County Plan Commission
Past Member and Past President





MICHAEL J. RUNNEBOHM

President

Chief Project Manager/Estimator

Length of Service with Runnebohm Construction: **32 years**

As Chief Operating Officer of Runnebohm Construction, Mike oversees all day-to-day operations of the corporation and serves as the company's Chief Project Manager and Estimator.

With over 30 years of experience with Runnebohm Construction, Mike has completed hundreds of successful projects for satisfied customers. Mike's project management style embodies our company philosophy "Solutions. Not Surprises.", as he is an expert at identifying and implementing value engineered solutions throughout all phases of construction and development projects.

EDUCATION

Purdue University, Indianapolis
Civil Engineering Technology

National University, San Diego
Business

AFFILIATIONS

Salvation Army, Shelbyville
Board of Directors

Shelby County Historical Society
Board of Directors

Indiana Metal Building Association
President

American Buildings Company
Advisory Board

Project Experience

Franklin Shell Building (HETSCO)

Franklin, Indiana

Henry County Shell Building

New Castle, Indiana

Batesville Shell Building

Batesville, Indiana

BRDC Shell Building I, II, III, IV

Shelbyville, Indiana

Miami County Shell Building

Grissom Aeroplex, Bunker Hill, Indiana

Knauf Corporate Headquarters - LEED® Certified Gold

Shelbyville, Indiana

ReNovo Orthopaedics Center

Shelbyville, Indiana

VITESSE Corporate Offices and Hangar

Greenfield, Indiana

AISIN Distribution Center

Franklin, Indiana

AISIN Chemical of Indiana

Crothersville, Indiana

Indiana Automotive Fasteners

Greenfield, Indiana

TS Tech of Indiana

New Castle, Indiana

Honda Credit Union

Greensburg, Indiana

Belletech of Indiana

Versailles Indiana

MidWest Logistics

New Castle, Indiana

Ryobi Die Casting (USA)

Shelbyville, Indiana

PK USA

Shelbyville, Indiana

NTN Driveshaft

Columbus, Indiana



SIMILAR DEVELOPMENT EXPERIENCE

At GM Development and Runnebohm Construction we place great emphasis on developing and maintaining good working relationships with local economic development organizations and local units of government. We feel it is part of our corporate responsibility to be a partner in economic development in the communities in which we work. As a partner, we regularly lend our services to local organizations and communities to assist them in attracting jobs and investment, and we strive to be current on tools, incentives, and opportunities available to economic development officials and local government that can help lead to successful projects that better their communities.

Specifically, we focus our support efforts in economic development in the following areas:

Planning, Site Selection, and Project Feasibility:

We work with local economic development officials on early stage project planning and responses to project inquiries. This regularly includes site and infrastructure evaluations, preliminary project layouts, construction budgets and project costing. We have a clear understanding of the time constraints generally involved in these types of projects and focus on providing fast and accurate responses to our economic development partners.

Project Financing and Incentives:

We work to maintain the most current knowledge of project finance alternatives and incentive tools available to communities. We look to identify ways for communities to maximize their opportunities to develop or locate a project and maximize the overall impact to the community. We regularly provide project estimates for use by financial advisors in calculating incentive opportunities and tax and economic impact.

Marketing:

We regularly provide marketing support to local economic development and communities and assist in developing promotion materials for available ground or buildings. We also look to use our network of customers and prospects to identify potential prospects for communities.

We can provide numerous examples of projects that were in part a result of our partnership with community economic development organizations. Runnebohm Construction is an active member of the Johnson County Development Corporation, the Indy Partnership and the Indiana Economic Development Association.



Shell Building Experience:

Runnebohm Construction served as the development/construction partner for a shell building program in Shelby County and played a critical role in project planning, design, financing, construction, and marketing of all four buildings constructed through the program. Over its 20 year life, the Shelby County program resulted in hundreds of jobs and millions of dollars in investment for the community.

Each project started as a 50,000 SF Shell Facility with loading docks and a compacted aggregate floor. Buildings were sited to allow for a minimum expansion to 120,000 SF and designed with flexibility in buildout options for future tenants in mind.

GM Development and Runnebohm Construction are currently engaged as development and construction partners for a 50,000 SF shell building in Batesville that was completed in Spring, 2016 and is currently being marketing to a number of prospects.

GM Development and Runnebohm Construction are currently engaged as development and construction partners for a 57,500 SF shell building in Miami County that was completed in January, 2017 and is currently being marketing to a number of prospects.

GM Development completed a 62,400 SF Shell Building in the City of West Lafayette in summer, 2016. The project is already 50% occupied by a composite manufacturing and laboratory tenant (Indiana Manufacturing Institute) and discussions with several other potential tenants should yield 100% occupancy by year-end 2017.

GM Development also completed a 54,782 SF Shell building in the City of West Lafayette in December, 2016. The project was officially 100% leased-up in February, 2017, and tenant improvements will be completed this summer for full occupancy. The two tenants are Rolls Royce (jet engine testing facility) and Purdue University. The project included installation of utilities and infrastructure to support the development of additional sites within the new Aerospace Park.

The following is a list of project references for our shell building projects:

Project:	Shell Building	Current Size	Project Contact	Phone Number:
Triumph Controls	50,000 SF	100,000 SF	David Giles, Plant Manager	317.392.1939
Seneca Medical	50,000 SF	163,000 SF	Kathy Mann, Business Manager	317.421.1724
Metal Span (Galvamet)	50,000 SF	108,000 SF	Hector Trevino, General Manager	317.398.1100
Banks Engineering	50,000 SF	50,000 SF	Steve Halfaker, General Manager	317.402.0181
Franklin Shell Building	50,000 SF	50,000 SF	Dana Monson, JCDC	317.736.7220
Henry County Shell	50,000 SF	Available	Corey Murphy, EDC President & CEO	765.521.7402
Batesville Shell Building	50,000 SF	Available	Sarah Lamping, City of Batesville	812.933.6100
Miami County Shell	57,600 SF	Available	Jim Tidd, MCEDA President & CEO	317.831.9544



Additional Shell Building References:

Organization:	Contact:	Phone:
City of Shelbyville	Mayor Tom DeBaun	317.398.6624
Indiana Economic Development Corp.	Ms. Haley Roubicek, Senior Project Manager	317.752.7046
Indiana Economic Development Corp.	Mr. Kai Chuck, Asia Development Mgr.	317.232.8846

Detailed project descriptions can be found in the project profiles on the following pages.





Franklin Shell Building - HETSCO

Franklin, Indiana

Runnebohm Construction, in partnership with the Franklin Redevelopment Commission and the Johnson County Development Corporation, completed construction of the Franklin Shell Building in October, 2013. The building is 51,360 SF with the ability to expand to 130,000 SF.



The building is located on an 11.19 acre site in the Franklin Business Park. It features a precast concrete, hardwall façade on two sides with glass entry features and metal walls on the other sides to allow for easy expansion of the building. Metal with a masonry wainscot were utilized in the dock area to allow for the addition of future docs.

The general specifications of the building are as follows:

- 51,360 SF expandable to 130,000 SF
- 32' clear height
- 80' x 30' column spacing
- 3 dock doors
- 1 drive-in door
- Crushed aggregate floor, ready for customization to future tenant's exact specification
- 11.19 acre site
- All utilities to the site



Highlights

Size: 51,360 SF exp. to 150,000 SF
Clear Height: 32'

Contact

Ms. Dana Monson
Johnson County Development Corporation
317.736.4300

The building was purchased by HETSCO in July of 2014. Buildout for HETSCO included construction of a two story office area, additional parking and drives for the building and installation of a 30-ton crane that spans the 80' center bay of the building.



PROJECT APPROACH

We view this project to be a collaborative partnership between the City of Franklin and our project team. GM Development & Runnebohm Construction will be responsible for coordinating and managing all aspects of the financing, design process, development, and construction and ensuring that the city's project goals are met or exceeded through close coordination of the project scope, budget, and schedule.

The following sections outline our anticipated project approach.

FINANCING APPROACH

Overview

GM Development will provide full project financing for the project. The proposed financing method is an installment contract by which the Redevelopment Commission will pledge TIF revenues to support the payments on the underlying loan. An overview of approximate payments is available in Section 3.0 of this document, subject to FRC's approval of the final project scope. We will pursue final credit approval with either Mutual Savings Bank or Horizon Bank upon reviewing the financing terms with the FRC and its advisors. Please note the following advantages to this financing:

- We will have no profit or markup of any kind on the payments
- No prepayment penalty (meaning the loan can be retired immediately upon sale of the building without any penalty)
- Very low issuance costs (less than \$20,000)
- There will be no mortgage or bank lien on the project
- The Redevelopment Commission will keep 100% of the profits from the sale of the building
- This financing method has been used by numerous other cities/counties/redevelopment commissions

We have provided sample documentation from a previous shell building transaction for your attorney's review. We ask that you please keep these proprietary documents as confidential as possible, as they represent nearly a decade of effort and attorney refinement.

Installment Contract Narrative

The Installment Contract is a development contract between the FRC and Developer pursuant to which Developer constructs the Project and the FRC purchases the completed Project from Developer in installments. Under this Contract, we are responsible for delivering the project for a guaranteed price and a fixed schedule. The financing does not encumber the land or building (i.e. – no mortgage), which allows the improvements to be conveyed to the FRC immediately upon construction completion.

Funding Sources

The Project will be 100% financed through our bank. The financing will be secured by a pledge or appropriation of TIF revenues from the FRC sufficient to make the payment.



Return

We will make a 0% return on the payments. The FRC's payments will mirror the terms of our underlying loan payment (i.e. - There will be no markup at all). Our only profit center is on the construction of the project.

Construction Risk

Our team will assume 100% of the construction risk. There will be no change orders to the FRC.

Financing Process/Timing

1. Sample documentation has been provided.
2. We will seek final credit approval with the chosen bank, as determined upon the FRC's review of the provided credit terms.
3. The FRC will approve the Project and financing through a resolution.
4. Closing on our financing will occur within two weeks after the approval of the resolution.

Project Delivery Method

1. Under the terms of the Installment Contract and associated Project Agreement, the project will be delivered for a guaranteed price and a guaranteed schedule.
2. We will hold all design and construction contracts and assume all risk associated with them.
3. The FRC will execute a temporary construction easement to grant permission for our team to construct the project (no land lease needed).
4. The remainder of programming and design will commence immediately upon our loan closing.
5. Ownership of the Project improvements will be conveyed to the FRC immediately after construction completion.
6. The FRC will own and operate the Project upon conveyance and will have full control over all decisions regarding the building.

Advantages/Uniqueness of Proposed Delivery/Financing Model

- A. FRC Control
 - a. Control over negotiations for the sale of the building remains with FRC. The FRC has final authority over tenant selection, sales price, and rental rates.
 - b. The project budget is guaranteed, but the FRC will still retain final authority to approve the project design.
 - c. There will be no mortgage on the project at any time.
 - d. The FRC will retain ownership of the land throughout the project. No land lease or land sale is required. We will gain access to construct the project only through a temporary construction easement that will expire upon construction completion.
 - e. The project is delivered in a design/build format maximizing project quality and efficiencies.
 - f. The FRC will own the Project immediately upon construction completion and without having to accelerate any payments.



- B. Timing
 - a. Closing will occur less than 2 weeks after the resolution to approve the Project and financing is passed.
 - b. The completed project will be conveyed to the FRC immediately upon construction completion.
- C. Cost Savings
 - a. The agreed upon project budget is guaranteed and we will assume 100% of the construction risk (i.e. – 0% chance of change orders to the FRC).
 - b. There is no prepayment penalty or call provision requirement. The building can be sold at any time without incurring a fee or penalty.
 - c. We charge absolutely no markup or developer profit on the payments (i.e – 0% return). Our only profit center is in the construction of the project.
 - d. There is no debt service reserve requirement.
 - e. Issuance costs, including bank fee, bank counsel and developer counsel, will be less than \$20,000.
 - f. Because the FRC will own the land and building, property taxes are eliminated as a carry cost.

PROJECT PLANNING AND PROGRAMMING

Establishing Communication and Project Organizational Structure:

Good communication and a strong project organizational structure are critical to delivering a successful project. Our project team will work with the City to establish regular progress meetings, clear lines of communication, and a project communication structure that best meets project goals and objectives. Throughout the process our team will work closely with the city, economic development officials and the building's broker to create and execute a marketing plan for the facility.

Refinement of Project Scope

In response to the City's Request for Proposal and numerous meetings with city officials over the last year, we have develop a project scope we believe best meets the community's project goals for investment and job creation. Upon selection we will work closely with the City to refine this project scope. During this phase we will consider the following items and provide cost-benefit information for options as appropriate:

- Site layout
- Building layout
- Type of construction
- Docks and overhead doors
- Electric service
- Ventilation
- Expansion capabilities
- Column spacing
- Clear height
- Architectural features
- Potential for green features and/or future LEED Certification



Each of these items will be considered with respect to the flexibility of expansion options and construction cost with the shell building. It is our goal to create a very efficient building that maximizes development opportunities for the community in a responsible and cost effective manner.

DESIGN AND CONSTRUCTION

Delivering a well designed and quality constructed shell building is essential to economic development marketability of the project. The following sections outline our approach to the design and construction phases of the project and what we feel is required to create an exceptional experience for our project partners.

Completion of Design Phase

Upon selection, our team will work quickly to complete project design documents and submit them for agency approvals. As a seasoned Design/Build Contractor, we pride ourselves on our ability to create a flexible and efficient design that will enhance a project's value, schedule, and marketability.

Agency Approvals:

Prior to submitting documents for state and local agency approval, Runnebohm Construction will set pre-coordination meetings with the City's planning department and other agency representatives to brief them on project parameters and establish expectations for reviews and approvals. Runnebohm Construction will monitor and ensure delivery of all agency submittals per the agreed upon project schedule.

In addition, prior to finalizing plans, we will establish coordination meetings with utilities to ensure adherence to local ordinances and utility connection requirements.

Subcontractor Bidding

Runnebohm Construction seeks to maximize local subcontractors' ability to participate in the construction of the shell building. It is our intent to engage capable local subcontractors early in project development to enhance their involvement in the process.

We have an extensive supplier and subcontractor network throughout Indiana. Additionally, we will ask the City and other project partners to assist in identifying additional local vendors to be invited to bid on the project. At a minimum, we will seek to hire capable and qualified contractors for the following trades:

- Sitework Contractor
- Asphalt Paving
- Electrical Contractor
- Aggregate Supplier
- Masonry Contractor
- Landscape/Seeding Contractor
- Painting Contractor
- Overhead Door Contractor



We have focused on developing and maintaining strong working relationships with subcontractors in an effort to better serve our clients. We feel local involvement on our shell buildings is critical to the overall success of the project for the community.

Project Management

During Development and Construction Phases, Runnebohm Construction will be responsible for managing the projects performance, including the following:

- Safety
- Adequate Insurance Coverage
- Quality
- Adherence to the plans
- Adherence to the schedule
- Accuracy of invoices relative to work complete

Runnebohm Construction will provide a full time Construction Superintendent to be onsite throughout the duration of the project. Our Superintendent will be responsible for the following:

- Safety
- Monitoring all testing and construction inspections
- Quality of work put in place
- Adherence to the plans and schedule
- Immediate notification to the Project Manager and the project partners of the failure by any party to meet the requirements for any of the above items

Establishing Safety

Runnebohm Construction Company takes safety very seriously. In order to provide a safe project and comply with our own strict safety policies, we will establish clear project safety rules and procedures. We will ensure distribution of established safety rules and procedures to all subcontractors and enforce strict compliance.

The following is a list of specific action items that will help to ensure a safe jobsite and comply with applicable OSHA rules and regulations:

- Preconstruction meetings with all personnel who will be onsite to review established safety rules and procedures
- Daily cleanup of the site
- Ongoing review of the site by our Superintendent & Project Manager
- Weekly toolbox safety talks
- Weekly safety inspections by Runnebohm Construction Superintendent

Schedule Review and Progress

Runnebohm Construction will be responsible for maintaining the project schedule and reviewing progress with the partners. We anticipate scheduling regular progress update meetings for the partners.

A proposed project schedule can be found on the following page.



PROJECT MARKETING ASSISTANCE

GM Development & Runnebohm Construction will work closely with the City of Franklin, the Johnson County Development Corporation, and the city's selected Real Estate Broker to create and implement a marketing strategy for the building that focuses on meeting defined job and investment goals. In addition to identifying guidelines for sale price and flexible lease arrangements, we will dedicate marketing resources and use our client network to help identify potential tenants. We pledge to be responsive and timely to all requests from the city or potential tenants and aggressively pursue opportunities to achieve the community's job and investment objectives.

As part of our efforts in marketing the building we anticipate providing the following services:

- High quality photography for use on websites and print materials
- High quality marketing brochures for distribution to potential tenants
- Shell building as-built drawings and site plans
- Secure, online storage of electronic as-built drawings for distribution to potential tenants and site locators
- Tenant Improvement/Building Expansion budgets, hard quotes, and construction schedules
- Regular marketing coordination with Economic Development Officials
- Fast response on purchase offers and developing lease arrangements
- Other services as agreed upon with the partners

Building Representation:

Runnebohm Construction will attend all site visits as requested by the City or its broker to represent the building and answer any questions from prospects, their site locators, brokers, or other consultants. The Runnebohm team promises to be responsive to any requests for information nearly 24-7.

We will work with the City, economic development officials and brokers to schedule opportunities to present information on the shell building to site-locators, industrial realtors, state officials, and other influencers that could direct projects to the building. In addition to direct visits, we have found that openhouses for state officials, brokers, and local industry have been very successful in building awareness of these building opportunities.

Additional information on our marketing efforts for past shell building projects can be found on the following pages.



Franklin Shell Building Website – www.locatefranklinindiana.com

The Franklin Shell Building website was developed by Runnebohm Construction in partnership with the City of Franklin, and the Johnson County Development Corporation. The website provides location, specifications, and site information for the building and incentive, workforce, and quality of life information for the City of Franklin.

Building documents and drawings can be accessed through the website through an email verification process, that allows for tracking of document access.

Please visit www.locatefranklinindiana.com for additional information.

