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Mooresville Shell Building
Project Proposal

January 3, 2019

GM DEVELOPMENT

BANNING ENGINEERING
Celebrating 25 Years of Making Your Project Our Priority

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January 3, 2019

Ms. Chelsey Manns
Manns Consulting, LLC

Town of Mooresville Redevelopment Commission
4 East Harrison Street
Mooresville, Indiana 46158

Re: Mooresville Shell Building Project Proposal

Dear Ms. Manns,

On behalf of Runnebohm Construction Company, GM Development, and Banning Engineering, I am pleased to submit the enclosed proposal for the Mooresville Shell Building.

We are extremely excited about the potential for this project and the Pauley Site. We see this as an incredible economic development opportunity for the town, and we very much hope to be a part of it.

We appreciate the town's consideration, and we look forward to discussing this proposal with you in detail in the near future. If you have any questions, please do not hesitate to contact me at 317.508.0740.

Sincerely,

Christopher M. King, P.E., LEED-AP
Executive Vice President
Runnebohm Construction Company, Inc.
cking@runnebohm.com
317.508.0740

PROJECT TEAM

PROJECT TEAM

Our project team for the Mooresville Shell Building consists of GM Development, Banning Engineering, and Runnebohm Construction Company, with each company serving in the following capacities:

GM Development will provide complete financing and development services for the Mooresville Shell Building. GM Development has pioneered the B-O-T delivery model and its sole focus is developing and financing municipal projects.

Banning Engineering will provide Civil Design for the shell building and if requested Master Planning Services for the Pauley Site. Banning has a deep understanding of the Pauley Site and a long history of working with, and in, the town of Mooresville.

Runnebohm Construction will serve as the design/build general contractor for the Mooresville Shell Building. Runnebohm has been partnering with communities to deliver and market shell building projects for over 20 years.

Our project team has more experience in delivering turn-key shell buildings and leveraging their economic development opportunities than anyone else. Our focus for developing these projects is always "big picture" with complete attention on the community's goals and economic development needs.

We seek to provide a complete solution that goes beyond the building to leverage community assets and create opportunities for multiple project successes. In developing our projects, we work diligently to provide the community with the lowest cost financing options, the most efficient and intentionally designed buildings, infrastructure that enhances the development opportunity of adjacent land, and a complete partner in marketing the building and the community.

RELEVANT CAPABILITIES

We have developed the following core capabilities that will allow us to provide the best possible project experience for the town of Mooresville:

Project Financing:

Our team has more experience in delivering projects using the Build-Operate-Transfer (BOT) delivery method than anyone else. Our experience has allowed us to refine agreement documents that have been used in multiple transactions, helping to keep legal fees and issuance costs for financing extremely low. We have developed relationships with banks throughout the state, including banks with locations in Mooresville, so we can provide communities with the best possible terms on each project.

Our financing seeks to place the community in complete control of the building throughout the project in the following ways:

- The community has final authority over our building design and budget, and once approved, we provide a complete budget guarantee. There will be no change orders to the town. We assume 100% of the construction risk.
- The town will retain ownership of the property throughout construction. No land lease or land sale to us is required to complete the project.
- Our financing places no mortgage or other lien on the property at any time.
- There will be no prepayment penalty and no debt service reserve requirement.
- The town will have full control of all building negotiations and pricing with prospects and will retain all revenues received from the project.
- 100% of all unused construction contingency will be returned to the town.

We anticipate being able to close on financing as soon as a design and budget are approved and a resolution to approve the project financing is adopted.

Site Master Planning:

With all shell building projects we look to leverage the community's investment in a building with additional opportunities for growth and development. Often, we find that in developing these buildings and their associated infrastructure, it is possible to create significant value in adjacent land for future growth.

We believe a shell building can leverage great development opportunities with the Pauley Site. We have had numerous conversations with the town and economic development on how best to develop this site. The east site of the drainage way, along State Road 67, is a prime location to site a Shell Building and for the community to offer high-visibility, master planned lots ranging from 5 to 15 acres. The west side offers an exceptional opportunity to offer a large parcel for a single user or subdivision for several large users. We will work closely with the town and its economic development partners to ensure that flexibility for development is maintained, with the smart and intentional placement of infrastructure to maximize use and value for the community.

We understand that determinations need to be made on how best to provide adequate sanitary sewer and water to the project and this site. It is our intent to be active in these discussions to help determine the best possible solution. If desired, we have the ability to finance, design, and build any new infrastructure that could be necessary to support the Pauley Site as part of this project.

Shell Building Design

We have refined our Shell Building design process over the past 20 years. We understand that no two projects are exactly alike, and that our approach must keep the community's goals clearly in focus.

Our designs have sought to maximize flexibility for the use, buildout, and expansion of the building for prospects. It is our goal to create value for prospects by significantly shortening their time to operation of the facility and reducing development risk by having all infrastructure fully vetted and in place to support their growth.

Our design is a collaborative process with the community. We want to clearly understand the types of prospects the town wishes to attract and work to create a structure that meets those needs. Through this process we want to make sure that the decisions that are made for layout, material selections, aesthetics, and building configuration supports the overall goals for development and the type of industry the community would like to attract.

Throughout our process, the town will retain complete control and have final authority over all project design.

Shell Building Construction and Project Oversite

Our team has been building industrial buildings throughout Indiana for over 50 years. We have seasoned project managers, site superintendents, and field crews with the demonstrated ability to deliver this project with exceptional quality and safety.

Unlike many other general contractors, we supply, erect, side, and roof our buildings with our own crews. This allows us to provide exceptional construction quality and complete control of the project schedule by minimizing the potential for weather impacts and delays. In every shell building project, we seek to include as many capable, local subcontractors as possible to maximize community impact.

Safety is a core component of every project we complete. Our current Experience Modification Rate(EMR) is 0.65. As a measure of safety risk, this is significantly below the industry standard measure of 1.0, indicating our exceptional safety performance. Our project superintendents are constantly reviewing and enforcing site safety, and we provide weekly "Tool-Box Talks" to review safety best practices with those on site.

Communication is key to delivering each of our projects. We agree to hold regular progress meetings, keep the town fully informed on the project, and maintain all necessary quality control reports. Additionally, we will attend each redevelopment commission meeting through the process to provide updates on progress.

Economic Development Assistance and Marketing Partnership

Our team understands the importance of working closely with the town and the Morgan County Economic Development Corporation to market the building and community from the inception of this project until the building is sold. We see ourselves as true partners with the community and economic development. We intend to work with our local partners to begin marketing the building and the larger Pauley Site immediately upon selection to move forward. Together, we will establish a marketing plan to most effectively promote the shell building and land opportunities in Mooresville.

Our team has the in-house capabilities to create concept site plans, building floor plans, buildout budgets, schedules, and building renderings tailored to each specific request from site locators, the state, or companies that may be interested in the building. We never charge for this work, and we can typically turn this information around within one to two days to meet the needs of the prospect. Additionally, we will provide representation for the building on all site visits to answer questions and provide technical information on the building.

The following pages provide additional information on our team members.

GM DEVELOPMENT

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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.

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Qualifications and Experience

Overview of Organization:

GM Development Companies' sole focus is to develop public projects. The financing/development model that we are proposing has been successfully utilized on approximately fifty municipal projects throughout Indiana in the last five years. Every project has been completed on time and within budget.

Statistics:

Public projects financed/developed in the last five years:	49
Percent of Projects Located in Indiana:	100%
Percent Completed on time and within budget:	100%
Total Cumulative Change Orders:	0
Total Project Value:	$161,632,744
Average Project Size:	$3,298,627
Range of Size:	$400k-$17M

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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

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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.

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BANNING ENGINEERING PC

Banning Engineering is an award-winning, multi-dimensional civil engineering and surveying firm that offers a wide variety of services including site engineering, hydraulics & hydrology and land surveying.



Founded by Jeff Banning in 1994, Jeff's vision was to create a company that would represent his values, character and passion. Over the last 20 years, Banning Engineering has matured and grown into an organization of skilled individuals who have a similar vision and dedication. Our team of professional engineers and surveyors is committed to making 'Your Project Our Priority'.

WHY BANNING ENGINEERING?

The quality which truly sets us apart is our people. Banning Engineering's reputation has been built upon the integrity of our staff and our proven history of managing, completing and delivering projects within budget and on time. Jeff's team is equipped to consult and lead projects with experience, knowledge and understanding. Our management team members bring with them on average over 30 years of experience and the average tenure of our engineers on staff is over 10 years.

Banning Engineering always maintains the highest professional standards as we continually reinvest in our staff, in our technology, and in our community. With clients ranging from cities, towns and counties to electric utilities to private developers, Banning Engineering provides a wide variety of services and takes pride in understanding and meeting the unique needs of each project.

Get to know us. We look forward to working with you from one project to the next. Experience how your project is our priority.

MARKETS

Site Planning & Design

Hydraulics & Hydrology

Economic Development

Land Surveying

Permitting

Dams & Levees

Parks & Recreation

Drinking Water & Wastewater

Local Streets & Highways

Construction Services

BANNING ENGINEERING

Over 20 Years of Making Your Project Our Priority

Banning Engineering PC
853 Columbia Road, Suite 101
Plainfield, Indiana 46168
(317) 707-3700
www.banningengineering.com



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, town, county, or state 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

Franklin Shell Building II
Franklin, Indiana
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

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Christopher M. King, PE, LEED® AP

Principal, Executive Vice President

Length of Service with Runnebohm Construction**: 11 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.

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

Project Experience

Franklin Shell Building II
Franklin, Indiana
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

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MICHAEL J. RUNNEBOHM

President
Chief Project Manager/Estimator

Length of Service with Runnebohm Construction: **35 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 35 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 II
Franklin, Indiana
Franklin Shell Building I (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

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JEFFREY A. BANNING, PE
President



INDUSTRY EXPERIENCE
33 Years

EDUCATION
B.S., Civil Engineering—University of Evansville
Evansville, Indiana

REGISTRATION
Professional Engineer—Indiana, Kentucky, Ohio

PROFESSIONAL EXPERIENCE
As Founder and President, Mr. Banning is responsible for the leadership and guidance of team members, business development, client development and project management. His responsibilities also include contract preparation to project close-out and overseeing the financial and business operations.

PROFESSIONAL AND CIVIC INVOLVEMENT
Board of Directors:

- Indiana Economic Development Association (IEDA), Past Secretary
- Hendricks County Economic Development Partnership (HCEDP)
- Citizens Bank
- Parks Foundation of Hendricks County, President

Member:

- Indiana Association of County Commissioners (IACC)
- Plainfield Chamber of Commerce (Past President)
- Avon Chamber of Commerce
- Builders Association of Greater Indianapolis
- Plainfield Christian Church
- Johnson County EDC
- Knox County EDC
- Morgan County EDC

BANNING ENGINEERING

Banning Engineering PC
853 Columbia Road, Suite 101
Plainfield, Indiana 46168
www.banningengineering.com

RYAN R. LINDLEY
Director of Development



INDUSTRY EXPERIENCE
27 Years

EDUCATION
A.S., Architectural Technology—Purdue University
West Lafayette, Indiana
B.S., Construction Technology—Purdue University
West Lafayette, Indiana

PROFESSIONAL EXPERIENCE
As Director of Development, Mr. Lindley is responsible for technical personnel, design and drafting of commercial subdivisions, commercial site plans, and utility plans. He has 18 years of experience involving layout and technical design. Mr. Lindley is involved in the management phase of commercial and industrial projects and has the communication skills necessary to see a successful project through to completion.

PROJECT EXPERIENCE
- Indianapolis, Indiana Temple
  Carmel, Indiana
- Greenwood Aquatic Center
  Greenwood, Indiana
- Cumberland Trace Assisted Living
  Plainfield, Indiana
- GreenParke II & III Spec Warehouses
  Plainfield, Indiana
- Plainfield Fire Headquarters & Station 122
  Plainfield, Indiana
- Double Creek Flats Apartments
  Plainfield, Indiana
- Spring Mill Station SEC
  Westfield, Indiana
- Rolls Royce SAT Expansion
  Indianapolis, Indiana

PROFESSIONAL AND CIVIC INVOLVEMENT
Tri-West Swim Club Coach & Board Member
Indiana Parks & Recreation Association

BANNING ENGINEERING

Banning Engineering PC
853 Columbia Road, Suite 101
Plainfield, Indiana 46168
www.banningengineering.com

PROPOSAL

PROJECT PROPOSAL

We propose a 75,000-SF shell building with an architectural entry feature with glass, four loading docks and a grade level drive-in door at the corner of Merriman Road and State Road 67. 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 new entry road off of Merriman Road, a drive to the shell building, 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.

PROJECT SPECIFICATIONS

The following outlines our proposed project specifications:

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 for improved areas.
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. 250' of entry road to site.
8. Allowance for seeding of disturbed areas and minimal landscaping

Division 3: Concrete

1. Precast panel width shall be 12' –0" and be installed on east and south 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: 250' x 300'
   - A single slope building to the west. One endwall shall be expandable. Bay spacing to be 3 @ 83'-4" in the east west direction and 10 @ 30' -0" north to south.

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.
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.
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.

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.

The following items are excluded from our budget at this time:

1. Site utilities, final landscaping, curbing
2. Land purchase or associated legal costs
3. Soils or pollutants remediation
4. Interior walls, buildout, fire sprinklers, heating or cooling

CONCEPT DRAWINGS

On the following pages we have provided a building and site concept for illustrative purposes. It is our intent to work with the redevelopment commission to refine these concepts.

Our site drawings show our proposed location for the shell building at the corner of Merriman Road and State Road 67. With the configuration we are proposing the building could be expanded to 225,000-SF or more if desired by a tenant.

We have sited the building to leverage the development of other potential building sites on the Pauley Site. These potential sites are shown for illustrative purposes to show how the site could develop, or how lots could be offered to potential prospects. It would be our suggestion to parcel out lots as they are sold and consider master planning drainage to maintain as much flexibility for the overall development of the site. If the town moves forward with master planning, additional detail could be developed to help refine the overall site concept.

We developed the enclosed rendering with the proposed building siting in mind. We have provided an architectural feature entry corner and articulated the height and color of precast panels to provide additional detail to the building. We are open to making changes to this concept to meet the town's building aesthetic goals.



MOORESVILLE SHELL BUILDING

MOORESVILLE, INDIANA

PROPERTY LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES
INDIVIDUAL LOTS WILL BE PLATTED AS THEY ARE DEVELOPED

GM DEVELOPMENT

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MOORESVILLE SHELL BUILDING

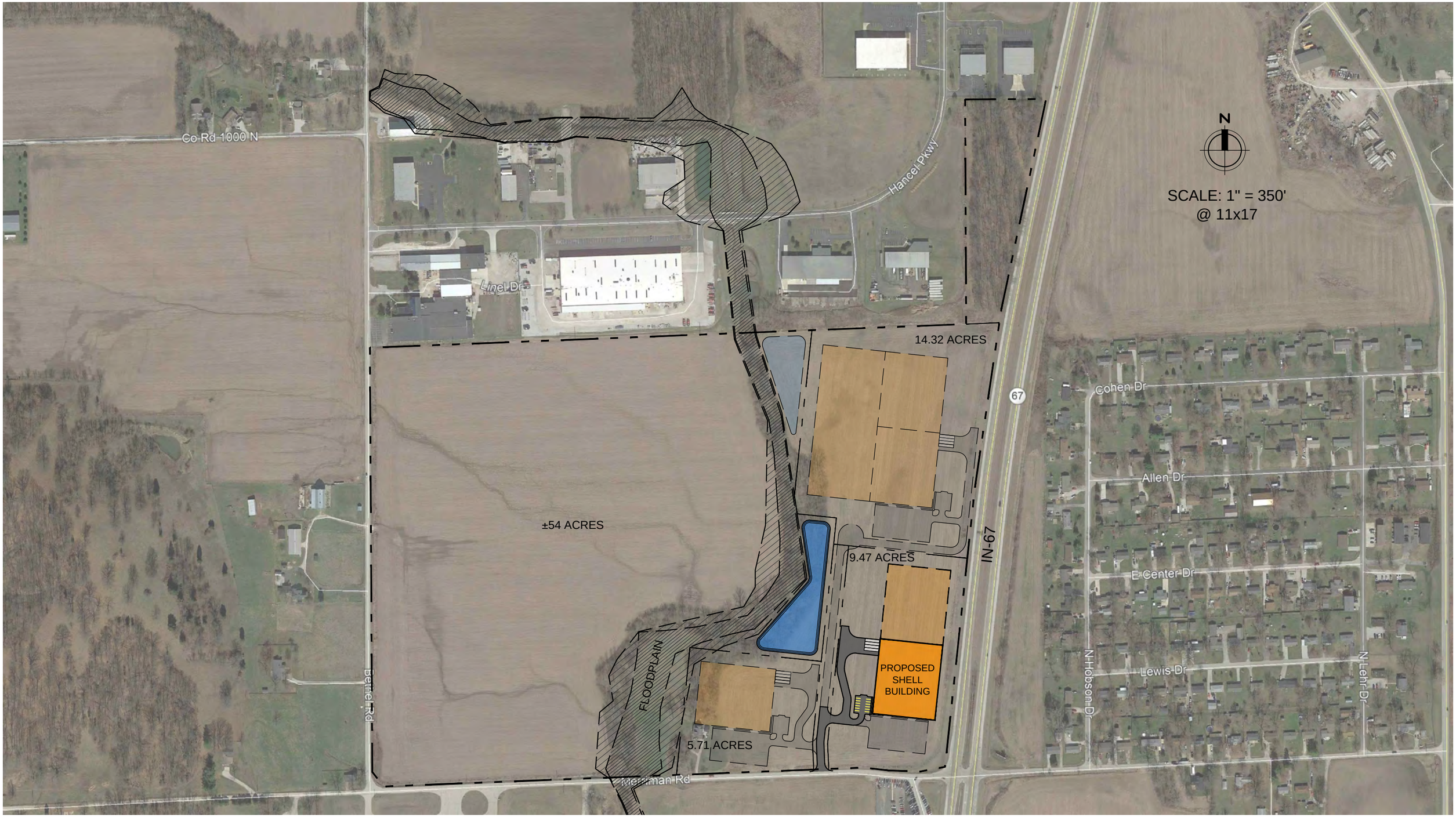
MOORESVILLE, INDIANA

PROPERTY LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES
INDIVIDUAL LOTS WILL BE PLATTED AS THEY ARE DEVELOPED

GM DEVELOPMENT

BANNING ENGINEERING
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MOORESVILLE SHELL BUILDING

MOORESVILLE, INDIANA

PROPERTY LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES
INDIVIDUAL LOTS WILL BE PLATTED AS THEY ARE DEVELOPED

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PROJECT SCHEDULE

We have provided a representative project schedule on the following page for shell building financing, design, and construction.

Given our understanding of the project, it would be possible to develop a schematic design and complete project budget for review by the commission in mid-January. We anticipate receiving bank terms and approvals for review by the commission during the first week of February. It would be possible to close on financing immediately following the February 7th redevelopment commission meeting, assuming all items are in order and a resolution approving the financing is adopted.

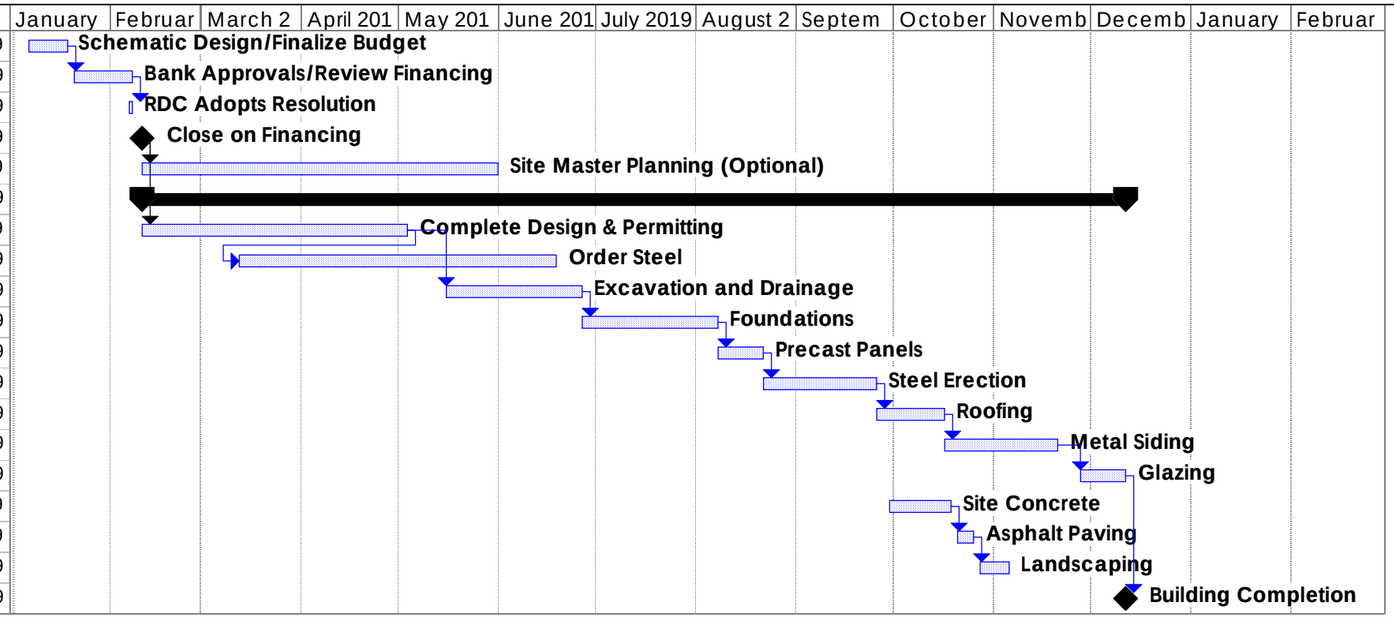
We would anticipate approximately three months for complete design and permitting for this project with five to six months for construction. Given the timing of the project, we have an opportunity to take full advantage of the spring, summer and fall construction season, minimizing potential delays to the project due to cold or wet conditions typical of winter construction.

If desired, Site Master Planning can occur concurrently to shell building design and permitting.

Please note, this schedule can be easily modified to meet the needs of the redevelopment commission. It is our intent to be flexible and work with the town to develop the project schedule that meets its overall goals and needs.

MOORESVILLE SHELL BUILDING
PROJECT SCHEDULE

ID	Task Name	Duration	Start	Finish
1	Schematic Design/Finalize Budget	10 days	Mon 1/7/19	Fri 1/18/19
2	Bank Approvals/Review Financing	14 days	Mon 1/21/19	Thu 2/7/19
3	RDC Adopts Resolution	1 day	Thu 2/7/19	Thu 2/7/19
4	Close on Financing	0 days	Mon 2/11/19	Mon 2/11/19
5	Site Master Planning (Optional)	80 days	Mon 2/11/19	Fri 5/31/19
6	**SHELL BUILDING DESIGN AND CONSTRUCTION**	218 days	Mon 2/11/19	Wed 12/11/19
7	Complete Design & Permitting	60 days	Mon 2/11/19	Fri 5/3/19
8	Order Steel	70 days	Wed 3/13/19	Tue 6/18/19
9	Excavation and Drainage	30 days	Thu 5/16/19	Wed 6/26/19
10	Foundations	30 days	Thu 6/27/19	Wed 8/7/19
11	Precast Panels	10 days	Thu 8/8/19	Wed 8/21/19
12	Steel Erection	25 days	Thu 8/22/19	Wed 9/25/19
13	Roofing	15 days	Thu 9/26/19	Wed 10/16/19
14	Metal Siding	25 days	Thu 10/17/19	Wed 11/20/19
15	Glazing	10 days	Thu 11/28/19	Wed 12/11/19
16	Site Concrete	15 days	Mon 9/30/19	Fri 10/18/19
17	Asphalt Paving	5 days	Mon 10/21/19	Fri 10/25/19
18	Landscaping	7 days	Mon 10/28/19	Tue 11/5/19
19	Building Completion	0 days	Wed 12/11/19	Wed 12/11/19



Task | Progress | Summary | External Tasks | Deadline

Split | Milestone | Project Summary | External Milestone

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RECOMMENDED PROJECT BUDGET

Based on the project specifications outlined in this proposal, we recommend a project budget of **$3,400,000 to $3,600,000** to finance, design and construct the proposed shell building.

This recommendation is based on the best available information and assumes reasonable soil conditions and site construction costs. With additional input on design from the town, a firm budget can be determined.

This budget is inclusive of all financing costs, project design, construction, and management costs to deliver a completed shell building to the Mooresville Redevelopment Commission. It does not include offsite utility improvements or extensions to the site. It assumes design and construction specific to the building, building site, and stub road. If desired by the commission, master planning can be added to this project budget.

ESTIMATED PAYMENTS

For the purpose of developing this proposal, we have assumed financing terms and provided estimated interest only payments and principal and interest payments. Based on an assumed interest rate of 4.75%, we estimate payments as follows:

	Project Budget:	
	$3,400,000	**$3,600,000**
Interest Only Payments (Annual):	$159,300	$168,650
Principal and Interest Payments (Annual):	$263,700	$279,200

Please note that these estimates are based on market rates as of December, 2018, and assume the credit facility will be considered taxable for Bank/IRS purposes. We have flexibility to provide other payment terms, including fixing the borrowing rate for an extended period. Once the overall goals for financing the project are established by the Redevelopment Commission, we will work to provide the most favorable terms to finance the project.

We have absolutely no upcharge or profit above the bank payment. Upon completion of construction and transfer of the improvements to the government entity, the government entity will be responsible for all operational and maintenance costs related to the building.

PROJECT APPROACH

PROJECT APPROACH

We view this project to be a collaborative partnership between the Town of Mooresville and our project team. Our team will be responsible for coordinating and managing all aspects of the financing, design process, development, and construction and ensuring that the Town'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 a BOT Agreement by which the Redevelopment Commission will pledge TIF revenues to support the payments of the credit facility. An overview of approximate payments is available in the Budget Recommendation section of this document, subject to the town's approval of the final project scope and budget. 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 credit facility can be retired immediately upon sale of the building without any penalty)
- Very low issuance costs (less than $25,000)
- 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 throughout Indiana

BOT Agreement Narrative

The BOT Agreement is a development contract between the Town and Developer whereby the Developer constructs the Project and transfers the completed Project to the Town. The Contract will be compliant with IC 5-23 and the conditions stated in the RFP. 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 Town immediately upon construction completion.

Funding Sources

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

Return

We will make a 0% return on the payments. The Town'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 Town.

Financing Process/Timing

1. Final credit approval will be received from the chosen bank within two weeks of finalizing the Project scope. Financing documents will be reviewed and approved by the Town's legal counsel simultaneously.
2. The TOWN will approve the Project and financing by adopting a resolution.
3. Closing on our financing will occur immediately after the resolution is adopted.

Project Delivery Method

1. Under the terms of the BOT 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 Town 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. Project improvements will be conveyed to the Town immediately after construction completion.
6. The Town 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. Town Control
   a. Control over negotiations for the sale of the building remains with the Town. The Town has final authority over tenant selection, sales price, and rental rates.
   b. The Project budget is guaranteed, but the Town will still retain final authority to approve the Project design.
   c. There will be no mortgage on the Project at any time.
   d. The Town 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 Town will own the Project immediately upon construction completion and without having to accelerate any payments.

B. Timing
   a. Closing will occur immediately upon the adoption of the resolution to approve the Project and financing
   b. The completed Project will be conveyed to the Town 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 Town).
   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 $25,000.
   f. Because the Town 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 town 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 town and economic development officials to create and execute a marketing plan for the facility.

Refinement of Project Scope

In response to the Town's Request for Proposal and numerous meetings with town officials over the last year, we have developed 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 Town 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.

SITE MASTER PLANNING

Consideration will be given to how the building fits within the overall development potential of the Pauley Site. If desired by the Town, site master planning can occur concurrently to the design of the shell building.

During master planning, we propose to work with the Town and local utilities to determine infrastructure requirements and development needs to maximize potential for the overall site. We will evaluate topography and soil conditions and develop an overall drainage plan.

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 the 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 Town'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

Our team 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 Town and other project partners to assist in identifying 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 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 with the town.

PROJECT MARKETING ASSISTANCE

Our team will work closely with the Town of Mooresville, the Morgan County Development Corporation 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 town 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
- 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
- Other services as agreed upon with the partners

Building Representation:

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

We will work with the Town, 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.

REFERENCES AND SIMILAR EXPERIENCE

SIMILAR DEVELOPMENT EXPERIENCE

Our team places 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 inquires. 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 and Banning Engineering are active members of the Morgan County Economic Development Corporation and the Indiana Economic Development Association.

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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 have completed projects as development and construction partners for a 50,000 SF shell building in Batesville, a 57,500 SF shell building in Miami County, and a 50,000 SF shell building in Franklin, Indiana. A sale is currently pending on the Franklin Shell Building.

GM Development completed a 62,400 SF Shell Building in the City of West Lafayette in summer, 2016.

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. 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:
Franklin Shell Building II	50,000 SF	Sale Pending	Dana Monson, JCDC	317.736.7220
Miami County Shell	57,600 SF	Available	Jim Tidd, MCEDA President & CEO	317.831.9544
Batesville Shell Building	50,000 SF	Available	Sarah Lamping, City of Batesville	812.933.6100
Franklin Shell Building I	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
Banks Engineering	50,000 SF	50,000 SF	Steve Halfaker, General Manager	317.402.0181
Metal Span (Galvamet)	50,000 SF	108,000 SF	Hector Trevino, General Manager	317.398.1100
Seneca Medical	50,000 SF	163,000 SF	Kathy Mann, Business Manager	317.421.1724
Triumph Controls	50,000 SF	100,000 SF	David Giles, Plant Manager	317.392.1939

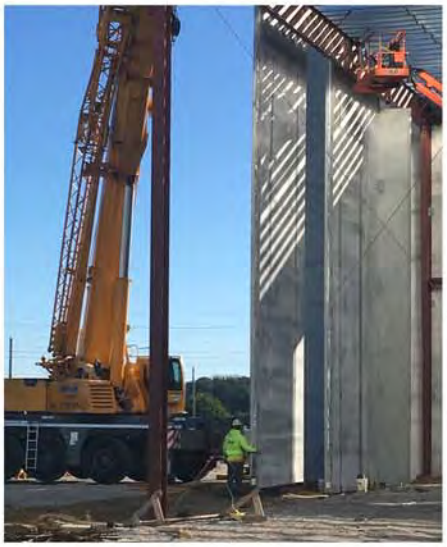
Additional Shell Building References:

Organization:	Contact:	Phone:
City of Shelbyville	Mayor Tom DeBaun	317.398.6624
Shelby County Development Corporation	Mr. Brian Asher	317.398.8903
Indiana Economic Development Corp.	Ms. Jessica Tower, Project Manager	317.552.9244
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.







Miami County Shell Building

Grissom Aeroplex, Bunker Hill, Indiana

GM Development and Runnebohm Construction, in partnership with the Miami County Economic Development Authority, completed construction of the Miami County Shell Building in December, 2016. The building is 57,600 SF with the ability to expand to 240,000 SF.

The building is located on an 20 acre site adjacent to the Grissom Air Reserve Base. 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.

The general specifications of the building are as follows:

- 57,600 SF expandable to 225,000 SF
- 32' clear height
- 80 'x 30' column spacing
- Crushed aggregate floor, ready for customization to future tenant's exact specification
- 20 acre site
- All utilities to the site

Highlights

Size: 50,400 SF exp. to 225,000 SF
Clear Height: 32'

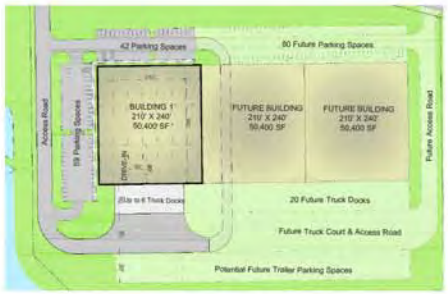
Contact

Mr. Jim Tidd
President & CEO
Miami County Economic Development Authority
765.689.0159

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Batesville Shell Building

Batesville, Indiana

GM Development and Runnebohm Construction, in partnership with the City of Batesville, completed construction of the Batesville Shell Building in December, 2015. The building is 51,360 SF with the ability to expand to 225,000 SF.

The building is located on an 11.34 acre site in the Batesville Industrial 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.

The general specifications of the building are as follows:

- 50,400 SF expandable to 225,000 SF
- 32' clear height
- 70 'x 30' column spacing
- Crushed aggregate floor, ready for customization to future tenant's exact specification
- 11.34 acre site
- All utilities to the site

Highlights

Size: 50,400 SF exp. to 225,000 SF
Clear Height: 32'

Contact

Ms. Sarah Lamping
City of Batesville
812.933.6100

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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

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.

Highlights

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

Contact

Ms. Dana Monson
Johnson County Development Corporation
317.736.4300

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Henry County Shell Building

New Castle, Indiana

Runnebohm Construction, in partnership with the Henry County Redevelopment Commission and the New Castle-Henry County Economic Development Corporation, completed construction of the Henry County Shell building in May, 2013. The building is 50,400 SF with the ability to expand to 200,000 SF or more with the acquisition of additional land currently owned by the Redevelopment Commission.

The building is located on a 12.6 acre site in the New Castle-Henry County Industrial Park. It features a precast concrete, hardwall façade on two feature sides with 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 easy addition of future docs.

The site was designed and developed with drainage detention in place for full buildout of the site. Additionally, the building pad is constructed and ready for a 200,000 SF building.

The general specifications of the building are as follows:

- 50,400 SF expandable to 200,000 SF
- 32' clear height
- 70 'x 30' column spacing
- 3 dock doors and 1 drive-in door
- Crushed aggregate floor, ready for customization to future tenant's exact specification
- 12.6 acre site
- All utilities to the site

The building has served as an effective econmoic development markeing tool, aiding in the attraction of an $80,000,000 investment by Boar's Head in the community.

Highlights

Size: 50,400 SF exp. to 200,000 SF
Clear Height: 32'

Contact

Mr. Corey Murphy
President & CEO
New Castle-Henry County Economic Development Corporation
765.521.7402

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BRDC - Shell Building#4 - Capital Industries

Shelbyville, Indiana

This 50,000 SF building constructed by Runnebohm Construction in conjunction with the Blue River Development Corporation (BRDC), and the Shelby County Development Corporation SCDC, represents the fourth shell building completed by the partnership.

The shell building featured an unfinished front corner to maximize office buildout configuration and entry feature options for the future tenant or owner. It was constructed without a floor-slab to allow for complete customization. The building and site are designed to allow for the building to be expanded to 120,000 SF.

Runnebohm Construction completed tenant buildout for Capital Industries. Capital added an 8,500 SF, 2-story office with a climate controlled production area for assembly of electronic components. The building was fitted with two, 68' clearspan overhead cranes that can move the entire 240' length of the building from east to west. Forty-seven parking spaces were added to accommodate for employees and visitors to the facility.

Highlights

Size: 50,000 SF
Building Clear Height: 27 FT

Contact

Mr. Steve Halfaker
General Manager
Capital Industries
317.402.0181

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Metl-Span (Formerly Galvamet) - BRDC Shell Building #3

Shelbyville, Indiana

BRDC's 50,000 SF Shell Building #3, developed in partnership with Runnebohm Construction, proved successful in attracting Melt-Span to the community.

The design/build project for Galvamet America Corporation included the complete buildout of the 50,000 SF building shell and construction of 35,000 SF of pre-engineered building additions. The project utilized a combination of multiple pre-engineered buildings and several different roof planes as well as different types of roof and side wall panels.

Hector Trevino, Plant Manager, said "Runnebohm Construction met the deadlines and we did not have any complaints. We are happy with their performance." The project won the Excellence in Design Award from Associated Builders & Contractors of Indiana.

Highlights

Size: 85,000 SF Total

Project Award

Excellence in Design,
American Building Company

Contact

Mr. Hector Trevino
General Manager
317.398.1100

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Senca Medical - BRDC Shell Building #2

Shelbyville, Indiana

BRDC's 50,000 SF Shell Building #2, developed in partnership with Runnebohm Construction, proved successful in attracting Shelby Warehousing to the community.

The design/build project for the BRDC shell Building #2 included the complete buildout of the 50,000 SF of the shell for the original owners in 1998 and then 3 years later an additional 27,000 SF was added. In 2008 the building was purchase by Seneca Medical Inc. and an 86,400 SF addition was added onto the existing building. This addition included a pre-engineered metal building with 30' by 70' bays with exterior sidewalls that utilized a 10 ft high split phase masonry wainscoting. Also Included in the new addition, were 4 dock doors for shipping and receiving, a HVAC air rotation unit, and a fire pump and ESFP sprinkler system for high pile storage. The sprinkler system in the original building was also updated to match the new ESFP system.

The distribution center for Seneca Medical provides medical surgical supplies, equipment and complimentary support services for health care providers in Indiana and Kentucky.

Runnebohm Construction was responsible for construction of the shell and all subsequent buildout and expansion projects.

Highlights

Size: 163,400 SF Total

Contact

Ms. Kim Gons or
Ms. Kathy Mann
Seneca Medical, Inc.
317.421.1724

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Triumph Controls - BRDC Shell Building #1

Shelbyville, Indiana

BRDC's 50,000 SF Shell Building #1, developed in partnership with Runnebohm Construction, proved successful in attracting Triumph Controls. After several successful years in the community, Triumph Controls doubled the size of their original facility to 100,000 SF.

The expansion is 210' by 240' with an eave height of 28'. The manufacturing facility is a pre-engineered metal building with 30' x 70' bays, with exterior sidewalls utilizing a split-face masonry wainscoting that is 10' high.

The original 50,000 SF building, as well as the expansion, was constructed by Runnebohm Construction Company as part of their Design/Build Construction Services.

Highlights

Size: 100,000 SF Total
Multiple Projects

Contact

Mr. Dave Giles
Plant Manager
317.392.1939

Runnebohm CONSTRUCTION
Solutions. Not Surprises.

CURRENT SHELL BUILDING PROJECTS:

WEST LAFAYETTE SHELL BUILDING #1 62,400 SF



WEST LAFAYETTE SHELL BUILDING #2



GM DEVELOPMENT

INSURANCE AND BONDING

RUNNCON-03 BJOST

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/18/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Beth Jost	
Garrett-Stotz Company 1601 Alliant Ave Louisville, KY 40299	PHONE (A/C, No, Ext): (502) 415-7041	FAX (A/C, No):
	E-MAIL ADDRESS: bjost@garrett-stotz.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : The Phoenix Insurance Company	25623
INSURED	INSURER B : Travelers Property Casualty Company of America	25674
Runnebohm Construction Co, Inc 144 E Rampart Street Shelbyville, IN 46176-9499	INSURER C : Travelers Casualty Insurance	19046
	INSURER D : National Fire Ins. of Hartford	20478
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			DT-CO-3G369164-PHX-18	10/01/2018	10/01/2019	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	X X, C, & U						MED EXP (Any one person)	$ 5,000
	X PD Ded: 2,500						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			DT-810-3G369164-18	10/01/2018	10/01/2019	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR							
	EXCESS LIAB CLAIMS-MADE			CUP-7J781573-17-26	10/01/2018	10/01/2019	EACH OCCURRENCE	$ 10,000,000
	DED X RETENTION $ 10,000						AGGREGATE	$ 10,000,000
								$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N	N/A		UB6J8513121726G	10/01/2018	10/01/2019	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D	Blkt Bldrs Risk			6043211583	10/01/2018	10/01/2019	Limit	15,250,000
D	Lease/Rent Equip			6043211583	10/01/2018	10/01/2019	Per Item	350,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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GARRETT - STOTZ
INSURANCE & BONDS

October 26th, 2018

Re: Runnebohm Construction Company, Inc.

To Whom It May Concern:

Garrett-Stotz Company has the privilege of providing surety bonds to Runnebohm Construction Company, Inc. Their bonds are written through Travelers Casualty and Surety Company of America.

This will serve to confirm Travelers has agreed to service Runnebohm Construction's bonds under a program of $15,000,000 single job and $50,000,000 aggregate backlog. They will gladly entertain bonds that exceed these parameters on a case by case basis.

Travelers' commitment to write any final bond is conditioned upon several factors being reviewed and accepted by us as satisfying our underwriting criteria at the time the final bonds are required. This letter is issued only as a bonding reference as requested from our client and is not an assumption of liability or a bond.

Travelers Casualty and Surety Company of America, is rated as A++ (Superior), Financial Classification XV by A.M. Best Company and appears on the U.S. Treasury Department List of approved sureties. Should you require additional information regarding our relationship with Runnebohm Construction Company, Inc., please contact us at the address below.

It is with pride we recommend Runnebohm Construction Company, Inc.

Regards,

Ryan Mitchell
Garrett-Stotz Company