

BREAKING GROUND

FRANKLIN COMMUNICATIONS, INC. SAGA COMMUNICATIONS

Earlier this year, ConTrak Corporation completed another project involving construction and renovation of the offices and studios of a Columbus, Ohio, broadcasting company.

The facility, owned by Franklin Communications, Inc. and Saga Communications, is located on Carriage Hill Lane in Columbus and serves as the operations center for popular radio stations WSNY-FM "Sunny 95," WODB-FM "Oldies 107.9" and WJZA 104.3 "Smooth Jazz."

Don Schofield & Associates served as architect for the project, which broke ground in May 2004. Phase one of the work created a 7,428 square-foot addition; the second phase involved the renovation of the offices and studios.

Franklin Communications, Inc. is a subsidiary of Saga Communications. Saga Communications owns and/or operates radio and television stations in 24 markets across the United States.

ConTrak also managed work with another local broadcasting facility in 2003 when Clear Channel's Columbus operation chose to consolidate its six local stations into one floor of a downtown building. The work was completed in early 2004.

*Franklin Communications, Inc.
Saga Communications*



CORNERSTONE

"Quality is the result of a carefully constructed cultural environment. It has to be the fabric of the organization, not part of the fabric."

*– Philip Bayard Crosby,
business philosopher (1926 – 2001)*

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Our Reputation is Building.

CONTRAK
Corporation



THE CONTRAK PROFILE



Name
Brad Kendall

Title
Project Manager

Years with ConTrak - 6

Years of Construction Experience - 23

Family
Married 15 years to wife, Becky
Son, Chris, 12
Daughter, Katie, 9

Education
Bachelor of Science in construction management with a minor in marketing from Capital University

Associate's degree in construction management from Columbus State Community College

Associate's degree in architectural engineering from ITT Technical Institute, Dayton, OH

Notable ConTrak Projects

Buggyworks
Franklin Park Suites Hotel
Conference Center at North Pointe
Sunshine Terrace
Orion Office Buildings
NCR Corporate Office Building Expansion

Professional Affiliations

Builders Exchange of Central Ohio

Quote
"Do what's right."

TAKE NOTE

THE BROWNFIELDS FACTOR

While idled or abandoned "brownfields" have been the unfortunate result of rapid industrialization, the future of these properties may not be all doom and gloom. For the right business, developing on a former brownfield may present rewarding opportunities.



Brownfields are defined as abandoned, idled or underused industrial and commercial properties where expansion or redevelopment is complicated by environmental contamination. With an estimated 425,000 possible brownfield sites in the U.S., central Ohio potentially hosts several thousand of them.

We often think of these brownfields as deserted, polluted lands sitting in a forgotten part of town. However, many sites exist in thriving urban zones or sit adjacent to flourishing districts.

One of the greatest benefits to developing a former brownfield is its location. Consider a former industrial zone that now sits abandoned. Nearby is a thriving district that offers an assortment of entertainment, restaurant and nightlife options. After cleanup, the brownfield could become an urban residential hub. Former waterfront properties were hosts for manufacturing or warehousing operations. Today, the land could be home to a variety of new businesses, parkland and residential development. The added benefit is that these areas are often already serviced with updated infrastructure, including roads and utilities.

As always, developers should do their homework and thoroughly research any liabilities before purchasing or building upon a site. New owners may acquire the responsibility of remediating the property. It is important to establish the means of carrying out the cleanup before closing on the purchase.

Ideally, cleanup can be paid for through government grants, like Ohio's "Clean Ohio Fund," or local tax abatements. Because cities have a vested interest in redevelopment, they are often very willing to assist businesses that wish to return the land to successful use. Because the issue is gaining momentum, lenders are becoming more willing to provide private funding.

With today's remediation techniques, cleanup is becoming easier and more thorough. Plus, with strict state and federal regulations overseeing the work, developers have the added assurance that the cleanup will be handled effectively.

ConTrak Corporation has extensive construction experience in urban redevelopment and in newly established locations. Call Mike Vasbinder at (614) 766-9990 today to discuss how you can benefit from ConTrak's vast construction services.

PROJECT LOG

CLIENT..... Buggyworks

PROJECT..... This project involves a 6.73-acre urban village located on West Nationwide Boulevard in Columbus, Ohio. In the first phase, an existing 120,000 square-foot warehouse will be converted into 68 authentic urban lofts.

CLIENT..... Seneca

PROJECT..... This \$12 million renovation of the former Seneca Hotel at the corner of East Broad Street and Grant Avenue in Columbus, Ohio, will create 90 to 100 apartments for college students and young professionals.



Seneca Hotel

PROJECT STARTS

CLIENT..... Southpointe

PROJECT..... Work began on the renovation of this 23,765 square-foot former department store at 3463 South High Street, Columbus, Ohio, on June 1. The \$1.4 million project will create shelled and white-box spaces for tenants. DSA Architects is the consulting firm.

CLIENT..... Thompson Park Tennis Complex, New Albany

PROJECT..... Work for this construction and installation project at 5600 Thompson Road in New Albany, Ohio, is expected to be completed early this fall. The project includes installation of two air-supported structures over five tennis courts, plus concrete and other site work.

CLIENT..... Civil & Environmental Consultants

PROJECT..... Work will begin soon on the interior expansion of CEC's Columbus, Ohio, office at 8740 Orion Place. The 9,000 square-foot build-out is the second expansion for the structure. ConTrak also managed the site's original construction. Lupton Rausch is the architectural firm.

CLIENT..... Village of Powell

PROJECT..... ConTrak Corporation is managing the latest stages of this condominium development in Powell, Ohio. Current work includes site improvements and construction of seven residential units. Tedrick & Associates Architects, L.L.C. is designing phases II and III.