

INDUSTRIAL DEVELOPMENTS

Krambeck

Springfield Commerce

INDUSTRIAL PARKS

Fall 2021/Issue No. 48

Springfield Commerce, aerial courtesy of Sigma Corporation, Inc.

SITE BY SITE

Third, in the Long-Haul series, this issue focuses on industrial site development projects and the multi-generational client who knows more about long hauls than most. Jon Meyers and the Meyers family have been TD2 clients for decades. Site by site, this relationship has developed numerous industrial parks in the region.

Starting with Jon's dad Dave and uncle Bernie in the '50s, this family affair transitioned in the mid-'80s to Jon and his cousin Bruce as the second generation of family operation. And now their business triad of warehousing, transportation, and real estate is in the capable hands of Jon's children Tamara and James. Over the years and generations, they have harnessed their understanding of their industry into developing warehousing- and transportation-related industrial parks.

Jon considers himself quasi-retired but remains involved in the real estate development aspect of the business. He is still having fun and asking a lot of questions. Jon knows what he is

looking for in his developments, prioritizing flexibility (multi-functional) and velocity (the faster, the better). What he is looking for in his engineer is honesty, integrity, accuracy, and transparency. Again and again, he has called on TD2 to help bring his vision to life.

Large-scale development and creating a Sanitary and Improvement District (S.I.D.) is a long, complex, and costly endeavor. There are a lot of players and opinions involved. Our role as the Coordinating Professional is to assist and advocate for our client and the public. We do this by seeing the big picture as well as keeping our eye on the details.

TD2 assists with all the elements that create a successful development. From site selection to establishing the S.I.D. to the site design and handling all the unseen civil and the logistical challenges of constructing public infrastructure—grading, sanitary sewer, storm sewer, and paving public roads. Krambeck and Springfield Commerce are two recent industrial-size examples.



Hilltop Industrial Park, a 2006 development is home to the Meyer's family business operations of Nebraska Warehouse and Cannonball Express.



154th Street divides the two Krambeck warehouses and provides easy access to loading docks.

KRAMBECK SID NO. 306

The site purchased from the Krambeck family carries their name. Once raw agricultural land, it is now home to an industrial business park covering approximately 30 acres. Two warehouses of pre-cast exterior concrete walls and structural steel framing face each other across 154th Street. It provides easy truck access to loading docks for tenants like Hy-Vee Online and other distribution/transportation-centered businesses. In addition, a 5.5-acre parking lot for tenant employees is located on Lot 1 across the Gold Coast Road and within easy walking distance.

What the site had going for it was it was large, clean, and relatively flat -- allowing maximum use of available space. First, grading got the site level for the two massive warehouses. Then, the interior S.I.D. sanitary sewer, storm sewer, paving, water, and power improvements were constructed. In addition, the S.I.D. coordinated with Sarpy County on the design and construction of an extension of 156th Street from Cooper Street to Gold Coast Road.

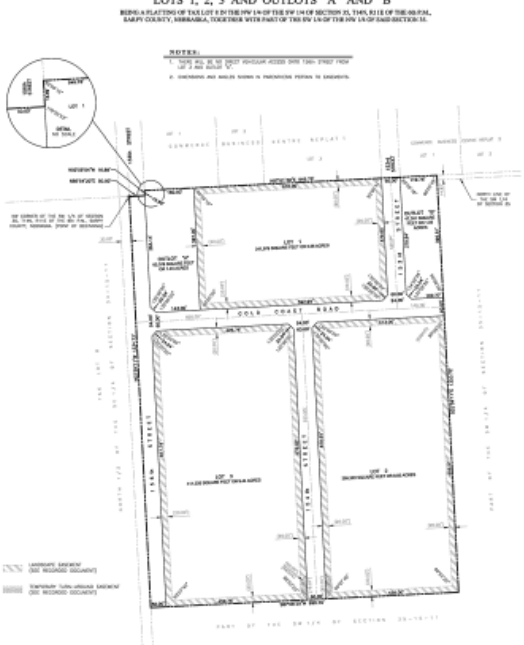
The industrial market was coming on strong when Lot 3, Building 1, was completed in 2015 and quickly leased. Construction then began on Lot 2, Building 2, completed in 2017. And today, in 2021, Krambeck Industrial Park is strategically placed for long-term success as the site abuts the new Google campus.

PROJECT DETAILS:

Scope: New distribution facility/warehouse
 Location: SE of 156th & Cooper Streets; Papillion, NE
 Size: approximately 30 acres subdivided into 3 lots with 4 acres of ROW dedication. Each structure is 184,800-SF.
 Zoning: Changed from AG Agricultural to LI Limited Industrial
 Completion: Lot 3 Building 1 2015, Lot 2 Building 2 2017
 Services provided by TD2:

- Civil Engineering - site selection, site design improvements for grading, sanitary sewer, water, gas, power, 156th Street (off-site)
- Environmental - Phase I Site Assessment
- Geotechnical Exploration
- Erosion Control Monitoring & Reporting
- Construction Materials Testing & Special Inspections
- Land Surveying: preliminary and final plats, topographic survey, construction staking, surveyor's certificate, settlement monitoring

KRAMBECK INDUSTRIAL PARK



Plat



Building 1 from the parking area across Gold Coast Road.



Springfield Commerce Building 1, Lot 1.

SPRINGFIELD COMMERCE SID NO. 348

As the industrial market continues marching south, Phase I of Springfield Commerce off Highway 50 and Platteview Road is on track for a spring 2022 opening. Planned in two stages, it anticipates future sanitary sewer infrastructure in 2024.

Multiple sites were considered for the prospective tenant, and Lot 1 could be adapted to suit their warehousing and transportation needs. The first building currently under construction is a slab-on-grade, single-story structure with tall eave heights. The exterior walls are insulated pre-cast concrete panels. A structural steel roof system is supported by the wall panels and individual steel columns.

The biggest challenge of the Springfield location is the lack of sanitary sewer service in southern Sarpy County. To address this impediment to economic development, Sarpy County is thinking ahead by creating The Sarpy County and Cities Wastewater Agency to oversee the construction of a wastewater system.

Plans for the remainder of Phase I include constructing a second building beginning next summer. The lots along Highway 50 are more commercial/retail in nature.

PROJECT DETAILS

Scope: Phased, new commercial/industrial site development
 Location: Highway 50 and Platteview Road; Springfield, NE
 Size: 80 acres, approximate 172,000-SF commercial building
 Estimated completion: Phase I March 2022. Future phases are dependent on the new sewer infrastructure.

Services provided by TD2:

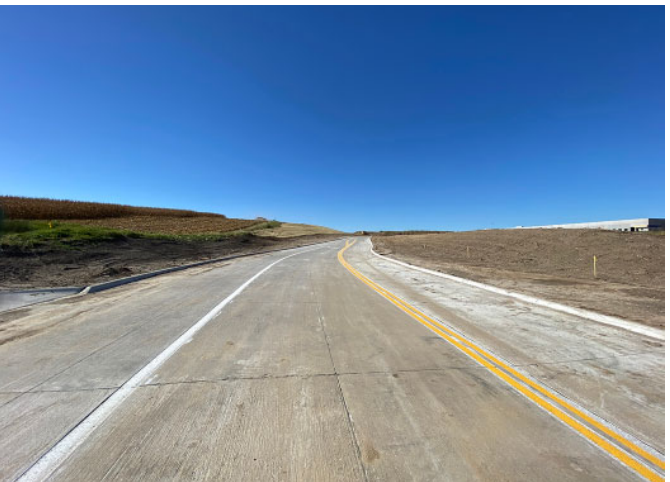
- Civil Engineering - site selection, improvements include grading for industrial streets, sanitary sewer, storm sewer, street paving, utilities, and a detention basin
- Geotechnical Exploration
- Erosion Control Monitoring and Reporting
- Land Surveying - final plat, ALTA/NSPS Survey, construction staking, settlement monitoring

SURVEY/CIVIL HIGHLIGHTS

- Zoning change from AR Agriculture Residential to LI Light Industrial/BH Highway Business (Lots 1 & 4, 5, 6 = LI and lots 2,3, Outlots A & B = BH)
- TD2’s geotechnical exploration recommended surcharging the structure’s footprint to pre-compress the underlying soils and limit post-construction settlement
- Gradual grading to flatten the slopes
- Ample paved areas (parking surfaces, drive lanes, and loading dock ramps) for large vehicles to maneuver



Steel deck roof, steel joists, steel beams, and steel columns.



Street/driveway grades rise gradually with ample turning radii for large vehicles to navigate through the site.

